

**MINUTES OF MEETING OF TOBACCO SETTLEMENT
REVENUE MANAGEMENT AUTHORITY**

February 10, 2026 -- 9:30 A.M.

The Tobacco Settlement Revenue Management Authority (the Authority) met at 9:30 a.m. on Tuesday, February 10, 2026, in Room 252 in the Edgar A. Brown Building, with the following members in attendance:

Governor Henry McMaster, Chair;
Mr. Curtis M. Loftis, Jr., State Treasurer;
Mr. Brian J. Gaines, Comptroller General;
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and
Representative Bruce W. Bannister, Chairman, Ways and Means Committee.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; Interim State Auditor Sue Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Mark Barnes; Senate Finance Committee's Chief of Staff Quentin Hawkins; Ways and Means Chief of Staff Meredith Ross; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

[Secretary's Note: The Authority members met as the State Fiscal Accountability Authority immediately after this meeting.]

Adoption of Agenda

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority adopted the agenda as proposed.

Office of the State Treasurer: Adoption of Budget (Regular Session Item #1)

In accord with South Carolina Code of Laws Section 11-49-60 (12), the Authority was asked to adopt the attached proposed fiscal year budget for the period July 1, 2026, through June 30, 2027, as submitted by the State Treasurer. The proposed budget is anticipated to cover, in part, expenses including, but is not limited to, professional services, payment of insurance premiums for members of the Authority Board, and other expenses related to the operation and administration of the Authority.

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Upon a motion by Mr. Loftis seconded by Mr. Gaines, the Authority adopted the operating budget for the Authority's fiscal year budget for the period July 1, 2026, through June 30, 2027.

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

Tobacco Settlement Revenue Management Authority: Financial Statement for the Fiscal Year Ended June 30, 2025 (Regular Session Item #2)

South Carolina Code of Laws Section 11-49-100 requires that the Tobacco Settlement Revenue Management Authority "keep an accurate account of all of its activities and all of its receipts and expenditures and annually, in the month of January shall make a report of its activities to the [State Fiscal Accountability Authority], the report to be in a form prescribed by the [State Fiscal Accountability Authority]." The Authority was asked to approve the submittal of its Financial Statement to the State Fiscal Accountability Authority in accord with Section 11-49-100.

Upon a motion by Representative Bannister, seconded by Senator Peeler, in accord with Code Section 11-49-100, the Authority received as information the Tobacco Settlement Revenue Management Authority's Financial Statement for the Fiscal Year Ended June 30, 2025, and approved the submittal of the Financial Statement to the State Fiscal Accountability Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

Adjournment

The meeting was adjourned at 9:35 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on the bulletin board in the lobby of the Edgar A. Brown Office Building and near the Authority Secretary's Office at 1333 Main Street, Columbia, SC 29201 at 3:55 p.m. on Friday, February 6, 2026.]

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

February 10, 2026 – 9:30 A.M.

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, February 10, 2026, in Room 252 in the Edgar A. Brown Building with participation available by video. The following members participated in the meeting:

Governor Henry McMaster, Chair;
Mr. Curtis M. Loftis, Jr., State Treasurer;
Mr. Brian J. Gaines, Comptroller General;
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and
Representative Bruce W. Bannister, Chairman, Ways and Means Committee.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; Interim State Auditor Sue Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Mark Barnes; Senate Finance Committee's Chief of Staff Quentin Hawkins; Ways and Means Chief of Staff Meredith Ross; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

Adoption of Agenda for State Fiscal Accountability Authority

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority adopted the agenda as proposed.

Minutes of Previous Meetings

Upon a motion by Mr. Gaines, seconded by Representative Bannister, the Authority approved the minutes of the previous meeting of the State Fiscal Accountability Authority.

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State Treasurer's Office: Bond Counsel Selection (Regular Session Item #1)

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$17,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; 82 Canal Street Lofts, 82 Canal Street Lofts LLC; Series 2026	82 Canal Street Lofts LLC (82 Canal Street Lofts) Conduit: SCSHFDA	Howell Linkous & Nettles	Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)	1/9/2026
\$6,600,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Berea Heights Villas, Berea Heights SC, LLC; Series 2026	Berea Heights SC, LLC (Berea Heights Villas) Conduit: SCSHFDA	Howell Linkous & Nettles	Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)	1/9/2026
\$23,500,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Church Hill Apartments, Church Hill RAD 2024, LLC; Series 2026	Church Hill RAD 2024, LLC (Church Hill Apartments) Conduit: SCSHFDA	Howell Linkous & Nettles	Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)	1/9/2026
\$5,200,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; West Yard Lofts, West Yard Lofts SC, LLC; Series 2026	West Yard Lofts SC, LLC (West Yard Lofts) Conduit: SCSHFDA	Howell Linkous & Nettles	Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)	1/9/2026

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<p>\$25,700,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Fairview Gardens Apartments, Fairview Gardens Preservation, LP; Series 2026</p>	<p>Fairview Gardens Preservation, LP (Fairview Gardens Apartments) Conduit: SCSHFDA</p>	<p>Haynsworth Sinkler Boyd</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>
<p>\$35,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Appian Way Apartments, Appian Way Preservation LP; Series 2026</p>	<p>Appian Way Preservation, LP (Appian Way Apartments) Conduit: SCSHFDA</p>	<p>Parker Poe</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>
<p>\$15,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Cherokee Landing Phase II, TWG Cherokee II, LP; Series 2026</p>	<p>TWG Cherokee II, LP (Cherokee Landing Phase II) Conduit: SCSHFDA</p>	<p>Parker Poe</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>
<p>\$37,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Palomino Estates Apartment Homes, Pedcor Investments-2023-CXCII, LP; Series 2026</p>	<p>Pedcor Investments-2023-CXCII, LP (Palomino Estates Apartment Homes) Conduit: SCSHFDA</p>	<p>Parker Poe</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>

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<p>\$37,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Towne Park Estates Apartment Homes, Pedcor Investments-2022-CXCII, LP; Series 2026</p>	<p>Pedcor Investments-2022-CXCII, LP (Towne Park Estates Apartment Homes) Conduit: SCSHFDA</p>	<p>Parker Poe</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>
<p>\$17,500,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Village at Crabtree Project, TWG Crabtree, LP ; Series 2026</p>	<p>TWG Crabtree, LP (Village at Crabtree Project) Conduit: SCSHFDA</p>	<p>Parker Poe</p>	<p>Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)</p>	<p>1/9/2026</p>
<p>\$10,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Ronald McDonald House Charities of Charleston, SC; Series 2026</p>	<p>Ronald McDonald House Charities of Charleston, SC Conduit: SCJEDA</p>	<p>Parker Poe - Tyler Smith, Emily Zackon</p>	<p>Maynard Nexsen - Laurie Becker</p>	<p>12/12/2025</p>
<p>\$145,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Maple Housing Foundation - Arbors At Brookfield; Series 2026</p>	<p>Maple Housing Foundation - Arbors At Brookfield Conduit: SCJEDA</p>	<p>Parker Poe - Ray Jones, Emily Luther</p>	<p>Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long</p>	<p>11/19/2025</p>

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$85,000,000; State of South Carolina General Obligation Economic Development Bonds, Series 2026	State of South Carolina – (Project Managed by SC Department of Commerce)	Haynsworth Sinkler Boyd - Theodore DuBose	South Carolina Attorney General	1/7/2026
\$205,000,000; South Carolina State Housing Finance & Development Authority Mortgage Revenue Bonds; Series 2026A	South Carolina State Housing Finance and Development Authority	Burr Forman McNair - Rion Foley	Issuer's Counsel to SC State Housing Authority - Lee Ann Watson (General Counsel)	12/23/2025

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority received the State Treasurer’s Office report on the assignment of bond counsel as information in accord with Authority policy.

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

Department of Administration, Facilities Management and Property Services: Permanent Improvement Projects (Regular Session Item #2)

The Authority was asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office as noted herein. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

- (a) Project: JBRC Item 1: Clemson University
H12.9965: Harvey S. Peeler, Jr. College of Veterinary Medicine
- Request: Revise Scope, Change Project Name and Increase Phase II Full Construction Budget to add funds to construct a Pavilion structure in the green space and to support accreditation/utility needs for the facilities in this project.

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Phase I Approval: March 2023 (estimated at \$285,000,000) (SFAA)
 Partial Phase II
 Approval: April 2024 (estimated at \$285,000,000) (SFAA)
 Phase II Increase: August 2025 (estimated at \$270,000,000) (SFAA)

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		50,000,000	50,000,000		50,000,000
FY25 Capital Reserve (5) (College of Veterinary Medicine)		47,000,000	47,000,000		47,000,000
FY24 Appropriated State, Proviso 118.19 (B)(10)(a), (College of Veterinary Medicine)		75,000,000	75,000,000		75,000,000
Appropriated State, Operating (FY23 Proviso 14.1), (College of Veterinary Medicine)		10,000,000	10,000,000		10,000,000
FY25 Appropriated State, Proviso 118.20 (B)(9), (College of Veterinary Medicine)		78,000,000	78,000,000		78,000,000
Other, FY23 Lottery Expenditure Account	10,000,000		10,000,000		10,000,000
Other, Gift				2,000,000	2,000,000
Other, Maintenance & Stewardship				1,400,000	1,400,000
All Sources	<u>10,000,000</u>	<u>260,000,000</u>	<u>270,000,000</u>	<u>3,400,000</u>	<u>273,400,000</u>

Summary of Work: The project was established to construct a teaching complex, research laboratories and clinical spaces. The university completed a comprehensive feasibility study to develop a detailed implementation and program plan. This project has utilized this study to conduct site selection and engage architectural/engineering firms and a Construction Manager at Risk to provide schematic design of the facilities. Clemson will construct the main teaching building and labs but will partner with private clinics for clinical experiences. This increase will support the construction of a Pavilion structure in the green space behind the three main buildings on the campus. Additionally, utility needs identified as part of the accreditation process for the facilities are being added that were not initially identified in the feasibility study.

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Rationale: A donation was received to support the construction of a Pavilion structure. Accreditation and utility needs were part of the design process, but as the project developed with input from the American Veterinary Medicine Association (AVMA) accreditation team and the user group additional utility requirements were identified to meet the accreditation and timely enroll the first class.

Facility Characteristics: The Harvey S. Peeler, Jr. College of Veterinary Medicine to be constructed will total 222,344 square feet. Per the university, the feasibility study recommended use of a Distributed Model of Veterinary Education and a class size of 80 students per year. Once constructed, the College of Veterinary Medicine is expected to be utilized by 40 faculty, 51 staff, 19 part-time faculty, and 320 students over a four-year period.

Financial Impact: This increase will be funded from Other, Gifts (\$2 million at October 30, 2025) and Other, Maintenance and Stewardship Funds (uncommitted balance \$160.86 million at October 21, 2025). Maintenance and Stewardship Funds are comprised of tuition, matriculation and other debt retirement and plant fund revenues that are restricted to support capital investment but not formally obligated to fund debt service in the current period. These funds are planned for maintenance and renovation needs and are transferred to and managed by the State Treasurer until the time the State Treasurer approves a qualified use of these funds. The project is expected to result in an increase of \$2,655,000 (year 1), \$2,708,100 (year 2), and \$762,300 (year 3) in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$5,710,000 over 30 years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. Currently pledged for debt service is \$380 of the \$1,005. The remainder of the fee, \$625, funds ongoing capital projects and maintenance.

Full Project Estimate: \$273,400,000 funded from Institution Bonds, Capital Reserve, Appropriated State (nonrecurring), Appropriated State (operating), Lottery Expenditure Account, Gifts, and Maintenance and Stewardship Funds. Completion of construction for the College of Veterinary Medicine is anticipated in August 2026. Contract execution for the Pavilion is expected in April 2026 and completion of construction in November 2026.

(b) Project: JBRC Item 2: Coastal Carolina University
H17.9633: Student Intramural Fields and Track Facility

Request: Establish Phase I Pre-Design Budget to construct new student intramural fields and a track facility on the East Campus.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 9 in FY26 (estimated at \$8,000,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax				150,000	150,000
All Sources				<u>150,000</u>	<u>150,000</u>

Summary of Work: The proposed complex to be constructed will include artificial turf fields and regulation track and field event areas to replace the existing track. A field house building will also be constructed and will provide restrooms, changing rooms, and storage for equipment. All roofing material options will be evaluated during the Phase I process.

Rationale: Relocating the track and field facility to the East Campus will allow for construction of the Health and Human Performance Building and detached parking garage on its current site. This new complex will complement existing athletic and recreational facilities on the East Campus, including the soccer stadium, tennis complex, and beach volleyball courts. The artificial turf fields will allow for year-round use, expand offerings, improve safety, and reduce maintenance costs. The existing intramural fields are heavily overused, resulting in deteriorating field conditions and limited recovery time for natural grass.

Facility Characteristics: The East Campus site encompasses approximately 26 acres, and it is anticipated that the majority of this property will be used to construct the new complex. The field house to be constructed will be approximately 10,000 square feet. The new fields will provide space for outdoor intramural sports such as soccer and flag football. Detailed sizing and layout will be determined following completion of the Phase I pre-design. The new track facility will be used daily during the season by the university’s track teams for practices, conditioning, and technical training. The university anticipates hosting 5–10 meets annually, each drawing hundreds of athletes and spectators. Beyond intramurals, the complex will also serve over 1,000 students involved in club sports, such as lacrosse, rugby and soccer. It will be used for warm-ups, fitness testing, and cross-training, maximizing its utility as a multi-purpose recreational and competitive space. Additionally, the public will have access to the track for recreational use and will be able to rent field space to further enhance community engagement and generate revenue opportunities.

Financial Impact: The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance \$19.08 million at September 30, 2025). The Penny Sales Tax was approved in November 2008 and started March 1, 2009 and was effective until 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales tax was renewed on November 8, 2022 and will be effective for an additional 15 years (until 2039). The project is expected to result in an increase of \$30,000 (year 1) and \$160,000 (years 2 thru 3) in annual

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operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$210 (in-state), per student per semester, and \$475 (out-of-state), per student per semester, and has decreased from \$505 between academic years 2021-2022 to 2025-2026. Currently, \$140 (in-state) and \$290 (out-of-state), is pledged for debt service per student per semester. The remainder of the fee, \$70 (in-state) and \$185 (out-of-state), funds ongoing capital projects and maintenance.

Full Project Estimate: \$12,850,000 funded from Penny Sales Tax Funds.

(c) Project: JBRC Item 3: Francis Marion University
H18.9594: Hyman Fine Arts Center Building Renovation

Request: Establish Phase II Full Construction Budget to complete renovations and upgrades to the fine arts center.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$5,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(14)(b), (Hyman Fine Arts Center Building Renovation)				5,000,000	5,000,000
All Sources				<u>5,000,000</u>	<u>5,000,000</u>

Summary of Work: The project will modernize performance spaces through upgrades to the theater, music hall, and studio areas with new lighting, sound, and multimedia systems. Facility renovations will improve classrooms, studios, and galleries to enhance functionality and adaptability. Infrastructure upgrades will replace outdated mechanical systems.

Rationale: The university anticipates that the new systems will reduce energy consumption and annual maintenance costs, resulting in long-term operational savings. Infrastructure upgrades will improve energy efficiency, air quality, and climate control. The upgrades will bring the facility up to current fire, electrical, and accessibility codes, ensuring compliance with modern safety standards. These improvements will extend the facility’s useful life and ensure it remains a vital resource for academic instruction and artistic performance.

Facility Characteristics: The Peter D. Hyman Fine Arts Center is 53,738 square feet and was constructed in 1980 (46 years old). The entire building will be renovated in the project and the building systems are original to construction. The Art, Art Education, Theatre, and Graphic Design instructional programs are

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housed in the center. Approximately 300 students, faculty, staff, and clients utilize the space annually.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$5 million to be released February 20, 2026). The project is expected to result in a decrease of \$175,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and a Facility Fee of \$100 per semester, neither of which have changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$5,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in August 2026 and completion of construction in December 2027.

(d) Project: JBRC Item 4: Francis Marion University
H18.9595: Duck Ponds Land Transfer

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 8,460 acres in Florence and Darlington Counties.

Included in CPIP: No – The property was not available for purchase until after the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Maintenance Reserve				108,500	108,500
All Sources				<u>108,500</u>	<u>108,500</u>

Rationale: If acquired, the property will serve as a field training environment for the university’s Forestry program and Environmental Sciences. It will enhance the Forestry, Environmental Science, and Freshwater Ecology programs.

Characteristics: The “Duck Ponds” property includes four separate parcels. One parcel, totaling 246 acres, is located in Darlington County. Three other parcels, totaling 8,109 acres, are located in Florence County. There are no buildings located on the property. The property is located near the university’s main campus and Freshwater Ecology Center (FEC). It spans 8 miles along the Great Pee Dee River and provides a vast outdoor classroom and laboratory for hands-on learning in forest management, ecological monitoring, and interdisciplinary research. Proximity reduces travel costs and supports frequent fieldwork, while integration with the FEC advances river ecosystem studies. Per the university, by blending education, research, and

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public recreation, the university aims to create a model of academic innovation and sustainable management for the Pee Dee Region.

Financial Impact: The property is offered by Open Space Institute Land Trust for not more than the appraised value, which is anticipated to be \$22,555,000. The due diligence activities will be funded from Other, Capital Maintenance Reserve Funds (uncommitted balance \$11.68 million at October 25, 2025). Revenue to the Capital Maintenance Reserve Fund is generated from a \$100 base tuition rate allocation and a \$100 facility fee charged to full-time students per semester. If acquired, the possibility of constructing an equipment storage shelter will be investigated. The land acquisition is expected to result in an increase of \$120,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and a Facility Fee of \$100 per semester, neither of which have changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$22,663,500 (internal). The acquisition will be funded from Federal, Climate Pollution Reduction Grant Funds to be administered by the South Carolina Office of Resilience. This is a large tract of land that has few visual boundary indicators and requires a complete survey. This survey work will settle any federal grant requirements, access, or boundary issues. The cost of the survey was derived by considering the size, complexity, and scope as well as comparing to recent work on tracts the state is acquiring.

Other: Francis Marion University has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(e) Project: JBRC Item 6: Horry Georgetown Technical College
H59.6375: Renovation of Grand Strand Campus Speir Building 1000

Request: Establish Phase I Pre-Design Budget to renovate the interior of the building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY26 (estimated at \$10,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				120,000	120,000
All Sources				<u>120,000</u>	<u>120,000</u>

Summary of Work: The project will redesign and renovate the interior of the building. The work will include removing interior walls (some which may be load bearing) and

reconfiguring those spaces to accommodate increased enrollment capacity. Reconfiguring existing mechanical, HVAC, electrical, information technology, and plumbing systems will also be completed. The renovations are also intended to upgrade the teaching, learning spaces and related equipment to accommodate modern instructional methods to reflect the high-tech equipment used in local hospitals, dental offices, and healthcare facilities.

Rationale: Renovations are needed to optimize capacity and modernize the current classroom and laboratory environments to better meet modern instructional requirements and expectations from area hospitals and dental clinics. This renovation is part of the college's board approved strategic plan to double its enrollment in its healthcare programs over the next 4 years.

Facility Characteristics: The original Speir Building constructed on the Grand Strand Campus included 55,000 square feet and was constructed in 1955 (71 years old). The building was renovated in 2008 (18 years ago). A 24,000 square foot addition was constructed in 2012 (14 years ago). The expanded building totals 79,000 square feet. Approximately 20,000 square feet will be renovated in this project. The building is utilized for Imaging Services (Radiological Technology, Ultrasound/Diagnostic Medical Sonography, Electro Cardio Technology, and Cardiology Technician), Dental Hygiene, and Dental Assisting. The building supports 350 faculty, staff, and students.

Financial Impact: This phase of the project will be funded from Other, College Plant Funds (uncommitted balance \$108.41 million at October 1, 2025). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. The project is expected to result in an increase of \$15,000 (year 1) and \$20,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$8,000,000 (internal). Phase II will be funded from \$6,000,000 in FY26 Appropriated State (nonrecurring) and \$1,880,000 in College Plant Funds.

(f) Project: JBRC Item 7: Horry Georgetown Technical College
H59.6374: Interior Renovation of Conway Building 5100

Request: Establish Phase II Full Construction Budget to renovate the interior of the building.

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Included in CPIP: Yes – 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$7,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				5,800,000	5,800,000
All Sources				<u>5,800,000</u>	<u>5,800,000</u>

Summary of Work: The project will demolish some existing walls, re-enforce concrete floor systems where needed, install new flooring, reconfigure and construct new walls, reconfigure interior mechanical and electrical systems, construct simulation labs, and add a student café and conference center. The renovations also include upgrading the existing restrooms to ensure they are code compliant and constructing mandatory Information Technology (IT) and mechanical equipment rooms. The renovations are not required to be designed/constructed to meet LEED Silver or Two Green Globe certification standards, per the Office of the State Engineer. This is due to the total project cost compared to the value of the building.

Rationale: The property was acquired in December 2024 for \$5,020,000 to expand the college’s nursing and health sciences programs to address local needs and the statewide healthcare worker shortage. Using current construction costs from independent contractors, the estimated cost to construct a facility of this size would be more than \$24 million. Prior to acquiring the property, a “construct vs. renovate” analysis was completed by the college, and it supported acquiring the property and making the necessary renovations. This renovation will provide students with state-of-the-art facilities.

Facility Characteristics: Building 5100 at the M. Fore Health Professions Training Complex is 32,025 square feet and was constructed in 1997 (29 years old). The entire interior of the building will be renovated in this project. The space will be used to support the college’s Nursing, Occupational Therapy, and Physical Therapy programs. The space will also contain several larger anatomy and physiology labs to support students in other healthcare and related fields. The building will be utilized by 146 students and 14 faculty and staff.

Financial Impact: The project will be funded from Other, College Plant Funds (uncommitted balance \$108.41 million at October 1, 2025). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. The project is expected to result in an increase of \$37,500 (year 1) and \$150,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$5,800,000 funded from College Plant Funds. Contract execution is expected in July 2026 and completion of construction in May 2027. The project is being requested for establishment at Phase II, because the project was originally anticipated to be less than \$2,500,000. The Phase I pre-

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design and the final schematic designs have been completed. The construction/final drawings have not been completed or submitted to the State Engineer. The cost increases were due to including Anatomy & Physiology labs in the scope of the project (which necessitate substantial water, sewer, and gas connections that are not currently in place), improvements to the HVAC duct systems, and comprehensive upgrades to the Information Technology Infrastructure. This cost escalation was also a function of dramatic increases in commercial building materials driven by tariff and global supply-demand challenges.

(g) Project: JBRC Item 9: Spartanburg Community College
H59.6353: Spartanburg Powers A-Wing Renovations

Request: Establish Phase II Full Construction Budget to renovate the HVAC systems and upgrade finishes.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 7 in FY26 (estimated at \$3,028,028)
Phase I Approval: June 2025 (estimated at \$3,028,028) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(o), (Maintenance, Renovation, & Replacement)	45,420		45,420	1,610,850	1,656,270
FY23 Appropriated State, Proviso 118.19 (B)(27)(k), (Maintenance, Renovation, & Replacement)				1,208,758	1,208,758
All Sources	<u>45,420</u>		<u>45,420</u>	<u>2,819,608</u>	<u>2,865,028</u>

Summary of Work: The project will replace the HVAC system from a 2-pipe to 4-pipe variable air volume (VAV) system with digital controls. The primary boiler will be replaced with condensing boilers. The ceiling grid/tiles and flooring will be replaced, and the lighting will be upgraded to an energy efficient lighting system.

Rationale: The HVAC system is past its useful life and is not efficient. Per the college, the project is required to meet acceptable workplace and educational instruction standards.

Facility Characteristics: The Jack A. Powers Building is 74,185 square feet and was constructed in 1968 (58 years old). An 18,500 square foot addition (the A Wing) was constructed in 1973 (53 years ago) and is being renovated in this project. The existing HVAC system is 52 years old. Programs housed in the A-Wing are Associate of Arts and Associate of Science to include faculty and staff offices. Approximately 500 students, faculty, and staff utilize the

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facility daily.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$1.61 million at October 30, 2025) and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.54 million at October 30, 2025). The project is expected to result in a decrease of \$23,430 (year 1), \$24,832 (year 2), and \$26,322 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$2,865,028 funded from FY22 and FY23 Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2026 and completion of construction in October 2026.

(h) Project: JBRC Item 10: Spartanburg Community College
H59.6361: Industrial Spark Building Acquisition

Request: Increase Preliminary Land Acquisition Budget to add funds needed for earnest money in this project established to purchase +/- 13.11 acres and a building in Spartanburg County.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 7 in FY26 (estimated at \$18,020,000)
Phase I Approval: August 2025 (estimated at \$18,020,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)	20,000		20,000	16,250	36,250
All Sources	<u>20,000</u>		<u>20,000</u>	<u>16,250</u>	<u>36,250</u>

Rationale: The due diligence activities were completed in October 2025 at a cost of \$16,250; however, the final land acquisition is not being requested at this time because the College and the seller are continuing to negotiate the terms of the proposed sale, including a potential leaseback to seller through December 2027. The parties have been operating under a non-binding Letter of Intent. To ensure the property is not lost to another buyer while terms are negotiated, the College wants to secure a contract binding the seller. To do so, the seller is requiring an earnest money deposit of \$20,000, thus resulting in this budget increase request. The contract will provide that if JBRC and SFAA approval are not granted for the final land acquisition, the College can terminate and receive a full refund of its earnest money. Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding.

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The current space on the Giles Campus in Spartanburg is at max capacity making the college unable to grow these programs. Acquisition of this property will allow the college to consolidate the current industrial programs to the new facility and expand the number of students trained in these disciplines.

Characteristics: The property is located at 191 Parkway West in Duncan. The building is comprised of approximately 30,000 square feet of office and approximately 143,000 square feet of warehouse, totaling approximately 173,000 square feet. It is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered by ZF Chassis Systems Duncan, LLC for not more than appraised value of \$16,500,000. This increase will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$24.98 million at October 28, 2025). A Phase I Environmental Site Assessment was completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in October 2025 and found \$479,250 in immediate and short-term deficiencies to be rectified. If acquired, a separate project will be established thereafter to address issues noted in the building condition assessment and will potentially include renovation costs related to classrooms or other internal changes such as labs. The total estimated cost of the renovation project is approximately \$2,589,250 with \$589,250 allocated for items noted in the building condition assessment (escalated from \$479,250 to account for inflation) and up to \$2,000,000 for internal renovations. The acquisition is expected to result in an increase of \$640,000 (years 1 thru 3) in annual operating expenditures. Letters of support have been received from Spartanburg County Council and Spartanburg District Five authorizing the removal of the property from the tax rolls. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$16,536,250 funded from Appropriated State (nonrecurring) Funds.

- (i) **Project:** JBRC Item 11: Trident Technical College
H59.6364: Thornley Campus Building 920 Roof Replacement
- Request:** Establish Phase II Full Construction Budget to replace part of the roof system on Building 920.
- Included in CPIP:** Yes – 2025 CPIP Priority 2 of 4 in FY26 (estimated at \$3,300,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(I), (Maintenance, Renovation, & Replacement)	49,500		49,500	3,250,500	3,300,000
All Sources	<u>49,500</u>		<u>49,500</u>	<u>3,250,500</u>	<u>3,300,000</u>

Summary of Work: The project will replace approximately 110,000 square feet of the east side roof on the building. The existing low-sloped, smooth surfaced asphalt built-up roof system will be replaced with a modified low-sloped roof membrane system. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Due to limited funding, the complete roof replacement will need to be phased. According to the college, the existing roof has exceeded its useful life and is leaking in many areas causing moisture intrusion. The complexity of the original construction and existing HVAC equipment prohibits successful spot repair.

Facility Characteristics: The Thornley Campus Building 920 is 232,463 square feet and was constructed in 1973 (53 years old). The existing roof was installed in 2005 (21 years old). The facility houses Nursing, Industry Mechanics, Manufacturing and Maintenance, Electrical Line Worker, Culinary, Networking, Cybersecurity, Mathematics, Business Technology, and General Education programs. It has a large flexible training space and hosts workforce training, student recruiting, and public service events. It also houses the campus Data Center, as well as administrative and faculty offices. The project will benefit an estimated 960 students and 120 faculty and staff.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.4 million at October 30, 2025). The project is expected to result in a decrease of \$24,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized for this project, a portion of tuition is designated for capital improvements, currently \$208 per student per semester, and has increased from \$196 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,300,000 funded from Capital Reserve Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy. Contract execution is expected in August 2026 and completion of construction in March 2027.

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(j) **Project:** JBRC Item 12: Department of Administration
D50.6201: Brown Building - Renovate SCALC Court Rooms

Request: Establish Phase I Pre-Design Budget to renovate the court rooms.

Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCALC FY25 Appropriated State, Carryforward				11,150	11,150
All Sources				<u>11,150</u>	<u>11,150</u>

Summary of Work: The project will renovate Court Rooms 1, 2, & 3 utilized by the SC Administrative Law Court (SCALC), located in the Brown Building. The work includes replacement of flooring and wall finishes, court room benches, desks, seating, associated electrical work, wood wrapping the column in the 3rd floor reception area, and hazardous material abatement, as needed.

Rationale: The court rooms are outdated and showing wear and tear on the finishes. The wallpaper is separating from the wall, moldings are falling off the doors and wainscoting. The judge’s bench and court reporter’s stand are starting to separate and have deep scratches.

Facility Characteristics: The Brown Building is 156,182 square feet and was constructed in 1976 (50 years old). Court Rooms 1, 2, and 3 have a combined square footage of 1,974 square feet. The court rooms were last renovated around 2009 (17 years ago). The renovated space will be utilized by the South Carolina Administrative Law Court. It will be utilized by approximately 76 staff and various visitors annually.

Financial Impact: The project will be funded from Other, SCALC FY25 Appropriated State, Carryforward Funds (uncommitted balance \$4.11 million at October 9, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$410,000 (internal) funded from Appropriated State Carryforward Funds. The Phase I amount requested is 2.71% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(k) **Project:** JBRC Item 13: Department of Administration
D50.6202: McEachern Parking Facility - Re-stripping & Minor Repairs

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Request: Establish Phase I Pre-Design Budget to make repairs and improvements to the parking facility.

Included in CPIP: Yes – 2025 CPIP Priority 15 of 32 in FY26 (estimated at \$596,481)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				5,433	5,433
All Sources				<u>5,433</u>	<u>5,433</u>

Summary of Work: The project will re-stripe and complete minor repairs to the McEachern Parking Facility. The work will involve re-striping all traffic markers, parking stripes, vehicle assignment numbers, and columns. Minor repairs at identified areas will also be completed.

Rationale: The parking space division lines and wayfaring are fading and there are areas requiring minor repairs.

Facility Characteristics: The McEachern Parking Facility is approximately 714,000 square feet and was constructed in 1969 (57 years old). The tenants of the State House Complex include the Attorney General, Legislative Council, Revenue & Fiscal Affairs, Senate, House of Representatives, Parks Recreation and Tourism, Department of Administration, Secretary of State, Administrative Law Court, Board of Financial Institutions, Judicial Department, Bureau of Protective Services, Office of the State Treasurer, Department of Agriculture, Comptroller General’s Office, Governor’s Office, and the State Fiscal Accountability Authority. The parking facility contains approximately 1800 parking spaces.

Financial Impact: This phase of the project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$839k at October 29, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$362,216 (internal). Phase II will be funded from Appropriated State and Depreciation Reserve Funds. The total estimated cost of the project has decreased from the 2025 CPIP submission because minimal repair work is required.

(1) **Project:** JBRC Item 14: Department of Administration
D50.6203: Mills /Jarrett Building - Elevator Modernization

Request: Establish Phase I Pre-Design Budget to modernize the passenger elevators in the Mills/Jarrett Building.

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Included in CPIP: Yes – 2025 CPIP Priority 25 of 32 in FY26 (estimated at \$308,985)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will modernize the passenger elevators in the Mills/Jarrett Building. The work will include the replacement/upgrade of the elevator controls and modernization of the elevator cabs.

Rationale: The elevators and control systems have exceeded their life expectancy and need modernization to bring them into compliance with current governing codes and regulations. The elevators experience frequent interruption of service due to their age and repair parts are difficult to find and often must be fabricated, thus extending the periods when the elevator(s) are offline and out of service.

Facility Characteristics: The Mills/Jarrett Building is 103,781 square feet. The Mills Building was constructed in 1825 (201 years old), and the Jarrett Building was constructed in 1987 (39 years old). The elevators have not been updated since 1996 (30 years ago). The Mills/Jarrett Building is utilized by the South Carolina Office of Resilience. Approximately 80 staff plus varying numbers of employees and visitors utilize the building.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$308,985 (internal) funded from Appropriated State Funds. The Phase I amount requested is 4.85% of the estimated cost to complete the project and the additional amount will be used to cover an elevator consultant and ACM investigation services. An elevator consultant is required to assist in the analysis, design and specifications of the complex systems, machinery and safety requirements of the project.

(m)Project: JBRC Item 15: Department of Administration
D50.6204: Supreme Court Building - Bathroom Renovations

Request: Establish Phase I Pre-Design Budget to renovate the bathrooms in the Supreme Court Building.

Included in CPIP: Yes – 2025 CPIP Priority 23 of 32 in FY26 (estimated at \$400,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State				11,000	11,000
All Sources				<u>11,000</u>	<u>11,000</u>

Summary of Work: The project will renovate the bathrooms in the Supreme Court Building. The work will include new wall and flooring finishes, new bathroom fixtures, new lighting, associated plumbing and electrical work, and hazardous material abatement, as needed.

Rationale: The bathrooms finishes are worn, and the flooring is in disrepair. The plumbing fixtures have rusted and need replacing.

Facility Characteristics: The Supreme Court Building is 63,896 square feet and was constructed in 1921 (105 years old). The bathrooms being renovated are 1,200 square feet. They were renovated over 30 years ago. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various visitors annually.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$400,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.75% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(n) **Project:** JBRC Item 16: Department of Administration
D50.6184: Brown Building - HVAC Pumps Replacement Project

Request: Establish Phase II Full Construction Budget to replace the HVAC pumps in the building.

Included in CPIP: Yes – 2025 CPIP Priority 20 of 32 in FY26 (estimated at \$290,000)
Phase I Approval: August 2025 (estimated at \$290,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	9,350		9,350	280,650	290,000
All Sources	<u>9,350</u>		<u>9,350</u>	<u>280,650</u>	<u>290,000</u>

Summary of Work: The project will replace secondary chilled water pumps, hot water pumps and condensate receivers inside the building’s mechanical room. The work includes associated plumbing and electrical, automation controls, insulation, and hazardous material abatement, as needed.

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Rationale: The pumps and receivers have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1972 (54 years old). The water pumps being replaced are original to the building. The condensate receiver is 40 years old. The building is utilized by the following entities: 1. Administrative Law Court, 2. Attorney General, 3. Commission for the Blind, 4. Department of Public Safety, 5. Department of Administration, 6. Judicial Branch, 7. Medical University of SC, 8. Parks, Recreation & Tourism, 9. Secretary of State, 9. Department of Natural Resources, 10. Procurement Review Board, 11. Senate, 12. Children's Advocacy, 13. Education Oversight, and 14. State Board of Financial Institutions. Approximately 150 state employees and various visitors utilize the building daily.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is expected to result in a decrease of \$3,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$290,000 funded from Appropriated State Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

(o) **Project:** JBRC Item 17: Department of Administration
D50.6186: SC Archives & History Building - Clean Steam Boiler Replacement

Request: Establish Phase II Full Construction Budget to replace the Clean Steam Boiler at the Archives & History Building.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 32 in FY26 (estimated at \$460,000)

Phase I Approval: August 2025 (estimated at \$460,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	10,000		10,000	448,126	458,126
All Sources	<u>10,000</u>		<u>10,000</u>	<u>448,126</u>	<u>458,126</u>

Summary of Work: The project will replace the existing Clean Steam Boiler.

Rationale: The Clean Steam Boiler has exceeded its useful life expectancy, is inefficient, and continues to have operational issues.

Facility Characteristics: The Archives & History Building is 143,709 square feet and was constructed in 1997 (29 years old). The Clean Steam Boiler is original to the building. The building is utilized by approximately 85 staff and various

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annual visitors.

Financial Impact: This project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$458,126 funded from Appropriated State Funds. Contract execution is expected in June 2026 and completion of construction in June 2027.

(p) Project: JBRC Item 18: Department of Administration
 D50.6187: SC Data Center - Parking Lot Repairs and Resurfacing

Request: Establish Phase II Full Construction Budget to repair and resurface the pavement.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 32 in FY26 (estimated at \$340,000)
Phase I Approval: August 2025 (estimated at \$340,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	23,000		23,000	456,160	479,160
All Sources	<u>23,000</u>		<u>23,000</u>	<u>456,160</u>	<u>479,160</u>

Summary of Work: The project will repair and resurface the parking lot pavement at the Data Center.

Rationale: The asphalt has exceeded its life expectancy, is in poor condition, and is a trip hazard to the visitors and employees that utilize the building daily.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (27 years old). The asphalt parking lot is original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$479,160 funded from Appropriated State Funds. Contract execution is expected in August 2026 and completion of construction in June 2027. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate due to market conditions, rising costs, and current site conditions that were discovered during the Phase I process.

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(q) Project: JBRC Item 19: Department of Administration
D50.6188: SC Data Center - Replace ATS #3 & 7 and Emergency Breaker Retrofit

Request: Establish Phase II Full Construction Budget to replace Automatic Transfer Switches (ATS) units 3 & 7.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 32 in FY26 (estimated at \$840,000)
Phase I Approval: August 2025 (estimated at \$840,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology	17,300		17,300	515,455	532,755
All Sources	<u>17,300</u>		<u>17,300</u>	<u>515,455</u>	<u>532,755</u>

Summary of Work: The project will replace ATS units 3 and 7 at the SC Data Center. The work will also include replacing the emergency source circuit breakers.

Rationale: The ATS units are essential for maintaining the continuous operation of the facility and ensuring all life safety equipment functions properly. The components have exceeded their life expectancy, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (27 years old). The ATS units and the emergency source circuit breakers are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$8.17 million at October 13, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$532,755 funded from SC Division of Technology Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

(r) Project: JBRC Item 20: Department of Administration
D50.6189: SC Data Center - Replace CRAC Units 3, 7, 8, and 9

Request: Establish Phase II Full Construction Budget to replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9.

Included in CPIP: Yes – 2025 CPIP Priority 17 of 32 in FY26 (estimated at \$685,000)
Phase I Approval: August 2025 (estimated at \$685,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology	15,100		15,100	667,298	682,398
All Sources	<u>15,100</u>		<u>15,100</u>	<u>667,298</u>	<u>682,398</u>

Summary of Work: The project will replace the CRAC units 3, 7, 8, and 9 at the SC Data Center.

Rationale: The CRAC units have exceeded their life expectancy and are required to keep the SC Data Center's Server Room operating at a set temperature to ensure the proper functioning of all server equipment.

Facility Characteristics: The SC Data Center is 76,021 square feet and was constructed in 1999 (27 years old). The CRAC units are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$8.17 million at October 13, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$682,398 (internal) funded from SC Division of Technology Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

(s) **Project:** JBRC Item 21: Department of Administration
D50.6124: Gressette Building – VAV Replacement

Request: Increase Phase II Full Construction Budget to fund the continued variable air volume (VAV) replacement in the building.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 17 in FY27 (this component estimated at \$754,000)

Phase I Approval: October 2023 (estimated at \$950,000) (JBRC)

Phase II Approval: May 2024 (estimated at \$950,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State		143,488	143,488		143,488
FY26 Appropriated State				177,768	177,768
Other, Depreciation Reserve	14,250	792,262	806,512		806,512
All Sources	<u>14,250</u>	<u>935,750</u>	<u>950,000</u>	<u>177,768</u>	<u>1,127,768</u>

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Summary of Work: The project was established to address the VAVs and associated controls throughout the Marion Gressette Building. Additionally, the associated ceiling and lighting systems will be completely demoed and replaced.

Rationale: The VAV systems frequently require repairs, and parts are becoming obsolete. As funding becomes available, additional VAV replacements will be added to the project.

Facility Characteristics: The Marion Gressette Building is 81,737 gross square feet and was constructed in 1976 (50 years old). The VAV systems are original to the building. The building houses SC State Senate offices, conference, and meeting rooms. The building is utilized by 166 employees and visitors daily.

Financial Impact: This increase will be funded from Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,127,768 funded by Appropriated State and Depreciation Reserve Funds. This phase is now estimated at \$661,120. The project has an uncommitted balance of \$483,352, which is why only \$177,768 is being added. Contract execution is expected in January 2026 and completion of construction in December 2026.

(t) **Project:** JBRC Item 22: Office of the Adjutant General
 E24.9860: Training Sites TT Enlisted Barracks Replacement

Request: Increase Phase II Full Construction Budget for construction of Barracks #2.

Included in CPIP: Yes – 2025 CPIP Priority 22 of 23 in FY26 (Barracks #1 estimated at \$1,896,985)

Phase I Approval: December 2024 (Barracks #1 & #2 estimated at \$4,026,000) (SFAA)

Phase II Approval: August 2025 (Barracks #1 estimated at \$1,896,985) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850	1,846,135	1,896,985	1,808,000	3,704,985
All Sources	<u>50,850</u>	<u>1,846,135</u>	<u>1,896,985</u>	<u>1,808,000</u>	<u>3,704,985</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY2025 thru FY2028. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals,

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toilets, sinks and washer/dryer connections. The previously approved Phase I included the design for Barracks #1 and #2. The initial Phase II establishment added the construction of Barracks #1. This request will add the construction of Barracks #2. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Center site has four barracks that total 4,000 square and were moved from Fort Jackson in 1970 (56 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$1.8 million at October 31, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office’s Master Cooperative Agreement funds. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$3,704,985 for this stage of the project, funded from National Guard Bureau Funds. The total estimated cost of all four barracks is \$10,469,795. The 2025 CPIP submission did not include this increase because at the time the CPIP was prepared, funding for Barracks #2 had not been provided by the National Guard Bureau. Contract execution for Barracks #1 and Barracks #2 is expected in February 2026 and completion of construction in December 2026.

(u) Project: JBRC Item 23: Department of Veterans Affairs
 E26.9907: Campbell Backup Power Docking Station

Request: Establish Phase I Pre-Design Budget to install a backup power docking station.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY26 (estimated at \$300,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				9,000	9,000
All Sources				<u>9,000</u>	<u>9,000</u>

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Summary of Work: The project will add a docking station for a backup generator at the nursing home.

Rationale: The nursing home currently has a life safety/critical emergency generator system that meets regulatory requirements during power interruptions. However, regulations for nursing homes do not require the emergency generator to support the cooling system of the facility during power interruptions. The addition of the backup power docking station will allow the facility to hookup a portable generator to cover the power load of the entire facility during primary power interruptions that occur during the warmer months.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The electrical system is original to the building. The facility is home to 220 long-term residents and 250 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$94.35 million at September 30, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the agency. The project is expected to result in an increase of \$500 (year 1), and \$600 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$300,000 (internal) funded from Deferred Maintenance Funds. The Phase I amount requested is 3% of the estimated cost to complete the project and the additional amount will be used to ensure adequate funding is available for the selected firm to evaluate the existing electrical system.

(v) **Project:** JBRC Item 24: Department of Veterans Affairs
 E26.9908: Campbell Boilers Replacement

Request: Establish Phase I Pre-Design Budget to replace three (3) boilers in the main mechanical room.

Included in CPIP: Yes - 2025 CPIP Priority 1 of 6 in FY26 (estimated at \$300,000) (Ray Pack Gas Boiler)
 2025 CPIP Priority 1 of 6 in FY27 (estimated at \$450,000) (Cleaver Brooks Gas Boilers)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				10,500	10,500
All Sources				<u>10,500</u>	<u>10,500</u>

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Summary of Work: The project will replace three (3) boilers in the main mechanical room of the maintenance building for the nursing home.

Rationale: One boiler is a Ray Pack Gas Boiler (1,825,600 BTU/HR) which supplies the required regulatory temperatures to clean and sanitize the resident's linens in the facilities laundry room. The other two boilers are Cleaver Brooks Gas Boilers (2,511,000 BTU/HR each) which provide climate-controlled heat throughout the facility. All three boilers are past their expected useful life (EUL) and are no longer operating at maximum efficiency requiring extensive services to maintain the desired regulatory temperatures.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The Ray Pack Gas Boiler was added during the 1998 laundry building addition and is 28 years old. The two (2) Cleaver Brooks Gas Boilers are original to the building and are 36 years old. The facility is home to 220 long-term residents and 250 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$94.35 million at September 30, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of \$4,000 (year 1), \$4,200 (year 2), and \$4,400 (year 3) in annual operating expenditures.

Full Project Estimate: \$700,000 (internal) funded from Deferred Maintenance Funds. The Cleaver Brooks boilers are being addressed at this time because the agency determined it would be advantageous to combine the boiler projects together in the same maintenance area and both projects will require the same level of LLR contractor licensing to perform the work.

(w)Project: JBRC Item 25: Department of Veterans Affairs
 E26.9909: Stone Veterans Nursing Home Improvements

Request: Establish Phase I Pre-Design Budget to address various interior maintenance issues.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY27 (estimated at \$8,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (23), (Stone VA Nursing Home)				127,500	127,500

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All Sources

127,500

127,500

Summary of Work: The project will make various interior improvements to the nursing home. The work includes replacing domestic hot water piping, chilled water piping, fire sprinkler system, modifications /replacement of the existing HVAC system, LED fixture upgrades, fire alarm system, emergency power back-up generator, kitchen equipment replacement /improvements, flooring, and ceiling.

Rationale: The plumbing, mechanical, fire sprinkler piping, fused connection unit (FCU) and air handler units (AHU) are passed their expected useful life. The chillers for the HVAC system are owned and operated by the Office of Mental Health (OMH), and this project will include adding a dedicated cooling system (cooling tower & chiller) for the Stone Pavilion facility on the Stone Pavilion property. With the new cooling tower and chiller, the facility will be able to install a full power back-up generator. Installation of LED fixtures will be more energy efficient. Upgrading the fire alarm system will provide code required coverage for the new mechanical system. The Stone Pavilion currently has a prep-reheat kitchen and is contracted with OMH to provide meals. The kitchen equipment replacement and improvements will allow for Stone to be licensed through DPH as a full-service kitchen for inpatient care and will allow for residents to receive fresh prepared meals, instead of frozen reheated meals prepared off site.

Facility Characteristics: The Stone Pavilion is a 45,684 is square feet and was constructed in 1971 (55 years old). The plumbing, mechanical, and fire sprinkler piping are original to the facility, and the FCUs and AHUs were replaced in the early 2000s. The facility is licensed for 90 long-term nursing care of military veterans along with 120 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at October 31, 2025). The project is expected to result in a decrease of \$456,000 (year 1), \$493,000 (year 2), and \$532,000 (year 3) in annual operating expenditures.

Full Project Estimate: \$8,500,000 (internal). Phase II will be funded from \$4,872,500 in Capital Reserve, \$2,000,000 in Appropriated State, and \$1,500,000 in Deferred Maintenance Funds.

(x) Project: JBRC Item 26: Department of Veterans Affairs
E26.9901: Campbell Shower Repairs

Request: Establish Phase II Full Construction Budget to repair shower rooms in the nursing home.

Included in CPIP: Yes - 2025 CPIP Priority 2 of 6 in FY26 (estimated at \$900,000)

Phase I Approval: October 2024 (estimated at \$900,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c) (Veteran Homes – Capital Improvements)	13,500		13,500		13,500
Other, Capital Improvement & Maintenance				784,353	784,353
All Sources	<u>13,500</u>		<u>13,500</u>	<u>784,353</u>	<u>797,853</u>

Summary of Work: The project will renovate the resident shower rooms to include new floor and wall tile, fixtures, and piping.

Rationale: A recent inspection of the facility found that the shower rooms have minor to substantial damage to the tile and floor of the community shower rooms, and moisture penetration is present through the shower fixtures.

Facility Characteristics: The nursing home is 92,210 square feet and was constructed in 1991 (35 years old). The equipment being replaced is original to the building. The nursing home has 220 VA long-term nursing residents and 250 staff and support personnel.

Financial Impact: This phase of the project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$94.32 million at September 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$797,853 funded from Appropriated State (nonrecurring) and Capital Improvement & Maintenance Funds. Contract execution is expected in August 2026 and completion of construction in February 2027.

(y) Project: JBRC Item 27: Governor’s School for the Arts and Humanities
H64.9604: Gallery Flexible Instructional Space

Request: Establish Phase I Pre-Design Budget to construct an art gallery and flexible instructional space.

Included in CPIP: Yes - 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$1,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(8)(b), (Gallery/Flexible Instructional Space)				25,000	25,000
All Sources				<u>25,000</u>	<u>25,000</u>

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Summary of Work: The project will construct a multi-use space for classrooms, particularly for film classes, and will include a sound stage, editing bays, lab learning space, lobby space and potentially a public safety office space for guests to check in when entering campus. The addition to be constructed will be designed to meet LEED Silver or Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process.

Rationale: To remain consistent with recent campus safety and security initiatives, the agency would like to relocate the current gallery programming to a more publicly accessible location near the front of campus. This space would also provide collaborative instructional space for the new Film Program as well as flexible design to accommodate an on-campus venue for creative writing readings and community events. Constructing this dedicated space would support exhibitions of student, faculty, and guest artists' work.

Facility Characteristics: The current gallery located in classroom Building E was created from classroom space in 2013 (13 years old) and is 1,250 square feet. This space will be converted back into a teaching classroom for the Visual Arts Department. The proposed approximate 13,010 square foot addition will be constructed attached to Building C, which currently totals 58,996 square feet and was constructed in 1999 (27 years old).

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$1 million to be released February 20, 2026). The project is expected to result in an increase of \$15,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$8,000,000 (internal). Phase II will be funded from \$975,000 in Appropriated State (nonrecurring) and legislatively authorized funds requested during the FY26-27 budget request process.

(z) Project: JBRC Item 28: Governor's School for the Arts and Humanities
H64.9600: Dining Hall Renovation

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to renovate and expand the dining space.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase II Approval: January 2023 (estimated at \$1,235,900) (SFAA)

Phase II Increase

Approval: June 2024 (estimated at \$1,235,900) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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FY23 Appropriated State, Proviso 118.19 (B)(9), (Dining Hall Expansion and Furniture Replacement)	512,950		512,950		512,950
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), (Dining Hall Expansion and Furniture Replacement)		512,950		512,950	512,950
Appropriated State, FY25 Carryforward				116,975	116,975
Other, Aramark Contract Commitment		210,000		210,000	210,000
All Sources	<u>512,950</u>	<u>722,950</u>		<u>1,235,900</u>	<u>1,352,875</u>

Summary of Work: The renovation portion of this project includes demolishing several non-load bearing walls, relocating serving lines, installing new flooring, and replacing the furniture. The dining hall will be expanded by enclosing a covered outdoor space by adding walls and windows.

Rationale: The existing dining hall is only rated to accommodate 90 occupants and the current dining facilities are not readily usable by students with mobility challenges and do not meet current standards for accessibility.

Facility Characteristics: The Dining Hall is 3,648 square feet and was constructed in 1999 (27 years old). No significant renovations have been completed since construction. An additional 1,037 square feet will be added under the outside arcade by adding walls and windows to enclose the space. The renovated and expanded space will increase occupancy from 90 to 164-174. The facility is used to serve all meals for students, staff, and for special events such as parent weekends, orientation, and any other large student events. There are 238 students and 100 staff that dine there daily.

Financial Impact: The increase will be funded from FY25 Appropriated State, Carryforward Funds (uncommitted balance \$1.5 million at November 17, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,352,875 funded from Appropriated State (nonrecurring), Appropriated State Carryforward, and Aramark Contract Commitment Funds. Completion of construction is expected in May 2026.

(aa) Project: JBRC Item 29: Governor's School for the Arts and Humanities
H64.9603: Residence Hall Renovation

Request: Increase Phase II Full Construction Budget to add additional funds to complete the project.

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Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY26 (estimated at \$10,000,000)
Phase II Approval: October 2023 (estimated at \$4,000,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(6)(d), (Residence Hall Renovations)	4,000,000		4,000,000	1,000,000	5,000,000
FY25 Capital Reserve (3), (Residence Hall Renovation and Upgrades - Phase II)				5,000,000	5,000,000
All Sources	<u>4,000,000</u>		<u>4,000,000</u>	<u>6,000,000</u>	<u>10,000,000</u>

Summary of Work: The project will completely renovate the 238-room residence hall. The work includes upgrading the bathrooms to include new fixtures and removal of all tubs, upgrading the HVAC for each room, new furnishings for each room (beds and desks), and upgrading common areas to include furnishings and floor coverings. Additionally, utilities are being moved to add the elevator to the backup generator and landscaping with site development will also be completed.

Rationale: In 2022 a study of potential renovations to the residence hall was completed which resulted in possible options for renovations to clarify costs. The Phase I Pre-Design process provided two options to complete the project. One was a simple functional renovation, and the other presented aspirational options. The simple renovation was selected to align with funding availability. Due to changes in best practices for student housing, constant use, and general wear and tear, the building needs significant upgrades and renovations. Sections of the building, including student bathrooms and common areas, have outlasted their functional lifespan.

Facility Characteristics: The Smith Residence Hall is 74,554 square feet and was constructed in 1998 (28 years old). Some renovations were completed in 2001 (25 years old). Approximately 238 students, and 100 employees and guests will benefit from the project daily.

Financial Impact: This increase will be funded from FY24 Appropriated State (non-recurring) (uncommitted balance \$1 million at November 21, 2025) and FY25 Capital Reserve Funds (uncommitted balance \$5 million at November 21, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$10,000,000 funded from Appropriated State Funds (non-recurring) and Capital Reserve Funds. Contract execution is expected in July 2026 and

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completion of construction in March 2027.

- (bb) Project: JBRC Item 30: Vocational Rehabilitation Department
H73.9633: Evaluation Center / State Office Repaving
- Request: Establish Phase I Pre-Design Budget to repair and resurface parking areas, loading areas, and access roads.
- Included in CPIP: Yes - 2025 CPIP Priority 5 of 7 in FY26 (estimated at \$600,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will repair and resurface parking areas, loading areas, and access roads at the State Office building and Evaluation Center. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The State Office building is 34,511 square feet and Evaluation Center building is 22,203 square feet and both were constructed in 1984 (42 years old). Between both buildings the parking areas, loading areas, and access roads total 9,400 square yards. These areas were last patched in 1992. The Evaluation Center provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 140 staff and 55 to 65 clients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$68.88 million at October 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$600,000 (internal). Phase II will be funded from \$430,000 in State Vocational Rehabilitation Services Grant and \$150,000 in Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.3% of the estimated cost to complete the project and the additional amount will be used to complete topographical surveys and soil borings that will be required to determine the paving design and the estimated repaving costs.

- (cc) Project: JBRC Item 31: Vocational Rehabilitation Department

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H73.9634: ITTC / Rehabilitation Engineering Building Repaving

Request: Establish Phase I Pre-Design Budget to repair and resurface parking areas and access roads at two buildings.

Included in CPIP: Yes - 2025 CPIP Priority 4 of 7 in FY26 (estimated at \$600,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will repair and resurface parking areas and access roads at the ITTC / Rehabilitation Engineering Building. The work includes demolition, striping, lighting, landscaping, and gate/fencing.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The Information Technology Training Center (ITTC) building is 9,400 square feet and was constructed in 1987 (39 years old). The Rehabilitation Engineering building is 11,706 square feet and was constructed in 1987 (39 years old). Between both buildings the parking areas, loading areas, and access roads total 8,010 square yards. These areas were last patched in 1992. The buildings house Rehabilitation Engineering, ITTC classrooms, Finance, Facilities Management, MDC (swimming pool & physical therapy) and the Human Resource Development Conference Center. The facilities provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 75 staff and 60 to 70 clients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$68.88 million at October 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$600,000 (internal). Phase II will be funded from \$430,000 in State Vocational Rehabilitation Services Grant and \$150,000 in Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.3% of the estimated cost to complete the project and the additional amount will be used to complete topographical surveys and soil borings that will be required to determine the paving design and the estimated repaving costs.

(dd) Project: JBRC Item 32: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)

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J12.9885: Bryan Psychiatric Hospital - Administration Building Elevator Modernization

Request: Establish Phase I Pre-Design Budget to modernize the elevator in the building.

Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
 A 2025 CPIP was not submitted due to the dissolution of DMH.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				8,640	8,640
All Sources				<u>8,640</u>	<u>8,640</u>

Summary of Work: The project will modernize the hydraulic passenger elevator in the two-story administration building.

Rationale: The majority of the mechanical, electrical, and control systems are beyond their useful life, causing frequent equipment outages of increasing duration, resulting in noncompliance with the Americans with Disabilities Act.

Facility Characteristics: The Bryan Psychiatric Hospital Building is 20,973 square feet and was constructed in 1975 (51 years old). The elevator and component are original to the building. The building houses the hospital administration offices including medical records, admissions and discharge. Approximately 250 staff utilize the building.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.41 million at November 21, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenses.

Full Project Estimate: \$576,000 (internal) funded from Capital Improvement & Maintenance Funds.

- (ee) **Project:** JBRC Item 33: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9872: Beaufort MHC Parking Lot Expansion

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Request: Revise Scope and Establish Phase II Full Construction Budget to repave and expand the existing parking lot.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 20 in FY26 (estimated at \$550,000)
 A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: February 2025 (estimated at \$550,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Capital Improvement & Maintenance	8,250		8,250	971,657	979,907
All Sources	<u>8,250</u>		<u>8,250</u>	<u>971,657</u>	<u>979,907</u>

Summary of Work: The project was established to add approximately 12,000 square feet of asphalt/concrete to expand parking from 69 spaces to 84 spaces. The expansion will also accommodate parking for a mobile clinic the center uses for community outreach events and patient needs in the surrounding areas. This revise scope request will add the repaving of the existing lot to the project.

Rationale: Beaufort Mental Health Center has limited parking and due to growing clientele and staff, additional parking is needed.

Facility Characteristics: The Beaufort Mental Health Center is approximately 16,766 square feet and was constructed in 1995 (31 years old). The center provides emergency services, case management, outpatient counseling, and psychiatric treatment for children, adolescents, adults, and families in Beaufort County and surrounding areas. The center currently has 84 staff and serves an average of 2,500 patients a year.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.41 million at November 21, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenses.

Full Project Estimate: \$979,907 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in November 2026 and completion of construction in December 2027. The estimated cost to complete the project has increased from the 2024 CPIP estimate and the Phase I amount because of inflation, increasing the size and relocating the detention pond to meet local regulatory requirements, the addition of a retaining wall to accommodate the relocation of the underground detention system, and the

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addition of milling and paving the existing parking lot to address safety concerns.

- (ff) **Project:** JBRC Item 34: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9878: Morris Village Underground Chilled Water Piping Replacement
- Request:** Establish Phase II Full Construction Budget to replace the existing underground chilled water pipeline.
- Included in CPIP:** Yes – 2024 CPIP Priority 3 of 20 in FY26 (estimated at \$1,650,000)
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Phase I Approval:** August 2025 (estimated at \$3,152,097) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	47,281		47,281	2,597,258	2,644,539
All Sources	<u>47,281</u>		<u>47,281</u>	<u>2,597,258</u>	<u>2,644,539</u>

Summary of Work: The project will replace the existing underground chilled water pipeline from the Bryan Psychiatric Hospital Energy Plant to the Morris Village Campus loop.

Rationale: A recent leak in the existing underground chilled water pipeline was identified and an emergency procurement was established to install a temporary above ground chilled water line. The above ground temporary chilled water pipe will provide the needed cooling to the Morris Village Campus while the underground chilled water piping replacement follows PIP policies and procedures for establishment.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (51 years old). The underground chilled water piping is original to the building. The facility houses administration, support, alcohol, and drug addiction programs. The campus has 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$23.34 million at October 17, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$2,644,539 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in June 2026 with construction completion in June 2028.

- (gg) Project: JBRC Item 35: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9881: CFSH Bldg. 29 Cooler & Freezer Replacement
- Request: Establish Phase II Full Construction Budget to replace the cooler and freezer.
- Included in CPIP: Yes – 2024 CPIP Priority 24 of 28 in FY25 (estimated at \$175,000)
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Phase I Approval: October 2025 (estimated at \$2,373,250) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	35,599		35,599	3,008,422	3,044,021
All Sources	<u>35,599</u>		<u>35,599</u>	<u>3,008,422</u>	<u>3,044,021</u>

Summary of Work: The project will replace the walk-in coolers and freezers at Building 29’s kitchen located on the Crafts Farrow State Hospital (CFSH) Campus. This will include lighting and fire protection sprinkler heads in each new compartment.

Rationale: The existing walk-in coolers and freezers are beyond their useful life. Their insulated walls and floor system are failing at the doors, jambs, panels, and thresholds. Each cooler and freezer have indoor evaporators with respective condensing units that utilize R-22 refrigerant. The R-22 is no longer used in new equipment. Availability is costly when needed for service and repairs. Additionally, the existing cooler/freezers do not meet contemporary fire-protection or interior lighting standards.

Facility Characteristics: Building 29 is 50,570 square feet and was constructed in 1960 (66 years old). The existing walk-in coolers and freezers are original to the building. Building 29’s kitchen provides meals to all agency operated inpatient facilities throughout the state. There are 30 full-time staff that utilize the cooler and freezers.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$23.34 million at October 17, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required

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approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$3,044,021 funded from Capital Improvement and Maintenance Funds. The estimated cost to complete the project has increased significantly from the 2024 CPIP estimate because it was originally thought that the condensers and evaporators could be repaired but subsequent investigation determined full replacement is necessary. Contract execution is expected in June 2026 with construction completion in June 2028.

(hh) Project: JBRC Item 36: Department of Public Safety
 K05.9626: DMV Headquarters Ground Floor HVAC Renovations

Request: Establish Phase II Full Construction Budget to replace the HVAC on the ground floor of the building.

Included in CPIP: Yes - 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$2,400,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(54)(e), (DMV Headquarters Ground Floor HVAC Renovation)				2,400,000	2,400,000
All Sources				<u>2,400,000</u>	<u>2,400,000</u>

Summary of Work: The project will replace the ground floor HVAC to include duct controls, variable are volume boxes and the installation of new ceilings.

Rationale: The existing system makes it difficult to control the humidity and temperature in many of the spaces on this floor because part of the building is underground, and the floor doesn't have zone controls. The existing components are not dependable and break down frequently. Repair parts are becoming more difficult to locate and many of the parts are obsolete.

Facility Characteristics: The DMV Headquarters building is 126,515 square feet and was constructed in 1995 (31 years old). Approximately 32,998 square feet will be impacted by the project. The HVAC system is original to the building. The building contains DMV executive and administrative staff, training and call centers. The agency has 395 employees and about 100 visitors a month at the DMV Headquarters building.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.4 million to be released February 20,

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2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,400,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in April 2026 and completion of construction in December 2026.

(ii) Project: JBRC Item 37: Department of Corrections
 N04.9802: Kirkland CI Replace Shingles on 7 Housing Units

Request: Establish Phase II Full Construction Budget to replace shingles on seven (7) housing units.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 5 in FY26 (estimated at \$1,200,000)
 Phase I Approval: June 2025 (estimated at \$1,044,200) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Operating				932,657	932,657
Other, Insurance Reserve	7,500		7,500	292,500	300,000
All Sources	<u>7,500</u>		<u>7,500</u>	<u>1,225,157</u>	<u>1,232,657</u>

Summary of Work: The project will replace roof shingles on seven (7) housing units located at Kirkland Correctional Institution. The work will include demolition, possible wood replacement, and thermal and moisture protection. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The roofs of all seven (7) housing units are old, in poor condition, and need to be replaced. Additionally, they were damaged by Hurricane Helene. The agency received a settlement that covers the replacement of the damaged areas that were inflicted by the storm.

Facility Characteristics: The seven (7) housing units are 8,442 square feet each and were constructed in 1994 (32 years old). The existing roof systems are original to the building. Each dorm houses 192 inmates.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$113.57 million at October 22, 2025), and Other, Insurance Reserve Funds (uncommitted balance is \$646k at October 22, 2025). A claim was settled for \$322k with the Insurance Reserve Fund for the damage sustained to the seven (7) housing units. The project is not expected to result in any change in annual operating

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expenditures.

Full Project Estimate: \$1,232,657 funded from Appropriated State Operating and Insurance Reserve Funds. Contract execution is expected in February 2026 and completion of construction in December 2026.

(jj) Project: JBRC Item 38: Department of Corrections
 N04.9784: Statewide - Replace Fence Intrusion Detection Systems

Request: Revise Scope to add MacDougall Correctional Institution for fence intrusion detection system replacement.

Included in CPIP: No – A scope revision is not required to be included in the CPIP.

Phase I Approval: August 2022 (estimated at \$1,022,723) (SFAA)

Phase II Approval: May 2023 (estimated at \$1,022,723) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY22 Carryforward	15,340	1,007,383	1,022,723		1,022,723
All Sources	<u>15,340</u>	<u>1,007,383</u>	<u>1,022,723</u>		<u>1,022,723</u>

Summary of Work: The project was established to replace the fence intrusion detection systems at Lee, Evans, Perry, Kirkland, and Tyger River Correctional Institutions. The revised scope will add MacDougall Correctional Institution at no additional cost. The fence intrusion detection systems are used to alert the institution’s security personnel of an attempted escape. Any attempt to scale or cut the perimeter fence will set off an alarm in the control room showing where the event is occurring. This allows security to respond to the exact location quickly. Per the agency, the intrusion detection systems are an integral part of the layered security inside the state’s correctional institutions.

Rationale: The current fence intrusion detection systems are obsolete, and spare parts are no longer available. Currently the agency is having components rebuilt as needed, but as they continue to age, it has become harder to find vendors who will repair these components.

Facility Characteristics: The Lee, Evans, Perry, Kirkland, Tyger River, and MacDougall Correctional Institutions have intrusion detection systems that were installed between 1982 (44 years old) and 1994 (32 years old) but are of the same design and manufacturer. These 6 institutions across the state house 6,078 inmates.

Financial Impact: The project will be funded from FY22 Carryforward Funds (uncommitted balance \$14.76 million on March 8, 2023). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$1,022,723 funded from Carryforward Funds. Construction completion is expected in July 2026.

(kk) Project: JBRC Item 39: Forestry Commission
P12.9611: Chelsea Plantation Project

Request: Revise Scope for the purpose of investigating the acquisition of +/- 2,896 acres and two buildings in Jasper County.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$32,000,000)
Phase I Approval: June 2025 (estimated at \$32,120,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	120,000		120,000		120,000
All Sources	<u>120,000</u>		<u>120,000</u>		<u>120,000</u>

Rationale: The project was established to acquire +/- 2,724 acres. Subsequent to establishment of the project, it was determined that 55 acres needed to be reserved for future expansion of the Beaufort-Jasper Water Department. This revise scope request will remove those 55 acres and add an additional +/- 227 acres that has become available. The additional property being added is adjacent to the property referenced in the original request. The total acreage of this project is now 2,896 acres. This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area are in imminent danger of being lost to development. Acquisition of this property will provide protection to approximately 600 acres of saltwater marsh with 1.5 miles of marsh along Hazard Creek that empties into the Port Royal Sound. This property will also provide water for water protection for the adjacent Beaufort-Jasper Water and Sewer Authority facility and water canal. If acquired, the property will be managed by the Forestry Commission for multiple use and sustain yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located near the community of Okatie. The +/- 227 acres include three buildings that are approximately 1,600 square feet each. One of the buildings will be demolished by the current owner before the property is acquired.

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Financial Impact: The property is being offered by Chelsea Plantation to The Nature Conservancy for the proposed purchase price of \$32,000,000. The Nature Conservancy is offering Forestry Commission the property for not more than appraised value, which is anticipated to be \$32,000,000. This property had been on the open market for sale and was highly attractive for commercial use. TNC had the resources at that time and was able to purchase it quickly to protect it for conservation purposes. That gave all the other entities time to gather resources and be able to purchase from TNC. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.43 million at March 18, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The two buildings located on the property are in usable condition and no renovations are planned at this time. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$32,120,000 (internal). The Final Land Acquisition will be funded from Department of Defense, Forest Legacy Program IRA, Beaufort County, Jasper County, SC Conservation Bank, The Nature Conservancy and Forestry Commission funds. The budget amount requested exceeds \$20,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount due to the size of the property which includes two buildings.

Other: The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(II) Project: JBRC Item 40: Forestry Commission
P12.9612: Buckfield Project

Request: Revise Scope for the purpose of investigating the acquisition of +/- 2,821 acres in Beaufort, Jasper, and Hampton Counties.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 4 in FY26 (estimated at \$8,050,000)
Phase I Approval: August 2025 (estimated at \$8,050,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	50,000		50,000		50,000
All Sources	<u>50,000</u>		<u>50,000</u>		<u>50,000</u>

Rationale: The project was established to acquire +/- 2,880 acres. When established,

there were two potential transactions proposed for acquisition of the property. Transaction #1 was for Open Space Institute Land Trust, LLC to purchase +/-1,687 acres from Chilton Timber & Land Company for \$12,000,000, and then donate +/-1,687 acres to the Forestry Commission. Transaction #2 was for either Chilton Timber & Land Company, or Open Space Institute Land Trust, LLC to offer +/-1,193 acres to the Forestry Commission for the proposed purchase price of \$8,000,000. Subsequent to establishment of the project it was determined through the survey process that the total proposed acquisition will be reduced by +/-59 acres for a new total of +/- 2,821 acres. Additionally, the full +/- 2,821 acres will now be purchased by the Forestry Commission for \$12,508,361. The reason for this change is that the SC Office of Resilience has received a federal grant that will be used to reimburse the SC Conservation Bank and Open Space Institute for the funds they have already or will contribute to the purchases, which equates to \$4,597,600 in SC Conservation Bank grant funds, \$7,388,639 in Open Space Institute loans, and \$522,122 in Open Space Institute transaction costs. Open Space Institute purchased +/-1,742 acres in October 2025, of which the purchase included \$7,000,000 in Beaufort County Greenbelt funds that will not be reimbursed. Open Space Institute is scheduled to close on an additional +/-1,079 acres still owned by Chilton Timber & Land Company in May 2026. Following the acquisition of those +/-1,079 acres by Open Space Institute, Forestry will then purchase the full +/- 2,821 acres from Open Space Institute. This is a working forest tract that has been identified as a priority for conserving working forest land. This property and surrounding area are in eminent danger of being lost to develop with proximity to I-95, Hwy 17, and Hwy 21. If acquired the property will become a new state forest that will be protected and managed by the agency for multiple use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located in Hampton, Jasper, and Beaufort counties near the town of Yemassee and adjacent to the new Coosawhatchie HP WMA and other private owned protected land that extends down into the ACE Basin.

Financial Impact: A portion of the property, +/- 1,079 acres will be purchased by Open Space Institute from Chilton Timber & Land Company. Open Space Institute will then offer the full +/- 2,821 acres (+/- 1,742 acres they already own and the +/- 1,079 acres they will acquire) to the Forestry Commission for not more than appraised value, which is anticipated to be \$12,508,361. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$12,558,361 (internal). The Final Land Acquisition will be funded from SC

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Office of Resilience EPA Climate Pollution Grant Funds.

Other: The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(mm)Project: JBRC Item 41: Forestry Commission
P12.9610: Beech Hill Project

Request: Revise Scope and Increase Final Land Acquisition to cover increased acquisition costs to acquire +/- 1,643 acres in Dorchester County.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: June 2025 (estimated at \$4,045,000) (SFAA)

Phase II Approval: August 2025 (estimated at \$4,045,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	170,000	3,875,000	4,045,000	205,000	4,250,000
All Sources	<u>170,000</u>	<u>3,875,000</u>	<u>4,045,000</u>	<u>205,000</u>	<u>4,250,000</u>

Rationale: Additional funds are needed to purchase the property and cover interest incurred by Open Space Institute. The Forestry Commission originally indicated that they would be able to acquire the property for \$3,875,000 in error due to confusion on their part regarding the amount of the SC Conservation Bank grant allocated to Open Space Institute for this project. The actual contribution needed by Forestry to acquire the property is \$4,100,000. Additionally, Open Space Institute currently has a loan from acquiring the property. The original agreed upon closing date was set for December 2025, but it was later determined that this date could not be met. As a result, Open Space Institute will incur \$72,204 in interest on the loan because the closing will not occur until March 2026. This interest will be passed down to the Forestry Commission, and as such, additional funds are needed in the project. Lastly, the cost of the due diligence activities and anticipated closing costs have decreased from \$170,000 to \$77,796, and therefore the net total additional cost needed in the project is \$205,000.

Characteristics: This property is a working forest tract and is adjacent to Edisto River WMA and other private owned protected land that extends down the ACE Basin and just south of Givhans Ferry State Park between Highway 61 and Highway 17 Alternate South.

Financial Impact: A portion of the property, +/- 1,043 acres, is being offered by Open Space

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Institute as a donation. The remainder of the property, +/- 600 acres, is being offered by Open Space Institute for \$4,100,000. The acquisition will be funded from Other, Timber Sales Revenue Funds (uncommitted balance \$6.95 million at December 9, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$12,400,000. A Phase I Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Dorchester County and Dorchester School District Two authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$4,250,000 funded from Timber Sales Revenue Funds.

Other: The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(nn) Project: JBRC Item 43: Department of Natural Resources
P24.6142: Beaufort - Waddell Mariculture Center Maturation Building Construction

Request: Establish Phase I Pre-Design Budget to construct a new outdoor maturation building.

Included in CPIP: No – The project was not included in the 2025 CPIP submission in error.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Marine Resource Protection				5,025	5,025
All Sources				<u>5,025</u>	<u>5,025</u>

Summary of Work: The project will construct a new outdoor maturation building at the Waddell Mariculture Center in Bluffton, SC. The facility will be constructed over an existing concrete slab. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The new building will provide the necessary covered space to expand outdoor tank capacity and house critical systems used for the new and growing flounder stocking program. Additional tanks are needed to house

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larger numbers of broodstock to provide increased genetic diversity of hatchery-produced fish as well as a higher capacity for year-round maintenance of broodstock that will provide the opportunity for better nutritional development and maturation. Dedicated tanks would also serve as quarantine for new fish captured in the wild to ensure existing broodstock are not compromised by disease or parasites.

Facility Characteristics: The new maturation building will be a 3,000 square foot outdoor pole building. It will replace an existing 37-year-old Q-hut style building. Marine Resources Research Institute Mariculture Stock Enhancement Program for Marine and Estuarine Finfish will benefit from the project. Five (5) full time biological staff and two (2) full time maintenance staff onsite will utilize the building.

Financial Impact: This phase of the project will be funded from Other, Marine Resource Protection Funds. (uncommitted balance \$204k at October 31, 2025). Revenue to this fund is generated from resident and nonresident recreational saltwater fishing license fees. The project is expected to result in an increase of \$1,950 (year 1), and \$3,900 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$335,000 (internal). Phase II will be funded from Marine Resource Protection and Appropriated State (nonrecurring) Funds.

(oo) Project: JBRC Item 44: Department of Natural Resources
P24.6100: Georgetown – Cedar Island Dike Renovation

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to complete renovations to the dike.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: February 2024 (estimated at \$3,989,524) (JBRC Staff)

Phase II Approval: December 2024 (estimated at \$4,061,626) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(38)(g), (Upper Coastal Waterfowl Project Maintenance & Repair)		30,214	30,214		30,214
FY22 Appropriated State, Proviso 118.18 (B)(52)(c), (Waterfowl Areas Category 1)		1,500,000	1,500,000		1,500,000

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FY23 Appropriated State, Proviso 118.19 (B)(44)(h), (Waterfowl Impoundments Infrastructure Maintenance)	736,878	736,878		736,878
FY24 Appropriated State, Proviso 118.19 (B)(37)(h), (Waterfowl Impoundments Infrastructure Maintenance)	943,769	943,769		943,769
Appropriated State, FY24 Carryforward	163,761	163,761		163,761
Other, Fish & Wildlife Protection	59,843	627,162	687,005	687,005
FY25 Capital Reserve (25), (Waterfowl Impoundments Infrastructure Maintenance)			1,200,000	1,200,000
Other, NAWCA Match (Proviso 47.16)			1,538,568	1,538,568
All Sources	<u>59,843</u>	<u>4,001,784</u>	<u>4,061,627</u>	<u>2,738,568</u>
				<u>6,800,195</u>

Summary of Work: The project will repair and restore the existing dike system. The work will install /replace nine (9) rice field trunks to control water flow through the dike, an interior spillway box, 46,000 linear feet of berm re-establishment and dike re-topping/widening, 8,468 linear feet of interior dike re-topping, and one (1) corner berm re-establishment. Material for refurbishing the dikes and berms will come from the existing canal located inside the impoundments. To repair the dikes and install the trunks, earth moving equipment such as a track-hoe must be mobilized and transported by barge.

Rationale: Several unanticipated delays, including further storm damage, reframed the scope of the project. In addition to the initial base project plan, three alternatives were included to address recurring damage from recent storms and excessive high tide events. Bids opened October 16, 2025 indicated a general increase in all costs from barge, fuel, lumber, and other materials. Cedar Island is part of the Santee Coastal Reserve Wildlife Management Area (WMA) in Georgetown County. Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Cedar Island WMA.

Facility Characteristics: The existing dike system is for 2,705 acres of managed palustrine emergent wetlands on Cedar Island in Georgetown County.

Financial Impact: The increase will be funded from FY25 Capital Reserve (uncommitted

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balance \$1.2 million at November 30, 2025) and Other, North American Wetlands Conservation Act (NAWCA) Grant Funds (uncommitted balance \$2.5 million at November 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$6,800,195 funded from Capital Reserve, Appropriated State (nonrecurring), Appropriated State, Carryforward, Fish & Wildlife Protection Funds, and NAWCA Grant Funds. Completion of construction is expected in May 2027.

(pp) Project: JBRC Item 45: Department of Natural Resources
P24.6128: Pickens – Brown Mountain/Glassy Knob WMA Land Acquisition (NT)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,347 acres in Pickens County.

Included in CPIP: Yes – 2025 CPIP Priority 50 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, US Forest Service Forest Legacy Administration				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will provide new land for public recreational use. The significance comes from the tract’s size and the fact that it is not fragmented. If acquired, the property will be designated as a Wildlife Management Area (WMA) and placed into DNR’s WMA program.

Characteristics: The property includes the summit of Brown Mountain which has an elevation of approximately 1,960 feet and provides views of the area. The tract is mostly Dry-Mesic Oak-Hickory Forest with four or five stream drainages that emerge from the property. The length of streams on the property totals approximately 2.5 miles. Habitats along creeks include Piedmont Alluvial Forest and other hardwood forest types. The property provides riparian and aquatic habitats in its streams and supports flood-flow attenuation and water quality improvement functions that benefit the downstream river systems.

Financial Impact: The property is offered by Naturaland Trust for not more than appraised value, which is anticipated to be \$2,400,000. The due diligence activities will be funded from Federal, US Forest Service Forest Legacy Administration Funds (uncommitted balance \$741k at September 15, 2025). The acquisition is expected to result in an increase of \$15,000 (year 1), and

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\$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,420,000 (internal). The Final Land Acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm the proposed conservation land acquisition of this property is an appropriate conservation purchase and it will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(qq) Project: JBRC Item 46: Department of Natural Resources
P24.6134: Colleton – St. Helena Sound HP-WMA Land Acquisition (S. Fenwick Isl-Wise)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9 acres in Colleton County.

Included in CPIP: Yes – 2025 CPIP Priority 20 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, US Forest Service Forest Legacy Administration				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will expand the pre-existing St. Helena Sound HP-WMA / S. Fenwick WMA and will eliminate a large inholding within the agency owned land. The property is an important addition to the ongoing land protection of South Fenwick Island by SCDNR. This parcel is of value in long-term management of the WMA because it allows for comprehensive management including prescribed burning and invasive plant control.

Characteristics: This property consists of four separate parcels. The tract is an inholding on South Fenwick Island WMA adjacent to St. Helena Sound HP-WMA. There is approximately 400 feet of waterfront on the Ashepoo River. It is dominated by low elevation, successional maritime upland forest dominated by loblolly pine, cabbage palm, live oak, and red cedar, with a low diversity understory dominated by beaked panic grass and longleaf Spikegrass. These habitats will provide resources for diverse wildlife. This tract would be high value as migratory songbird habitat. This property is only accessible by boat and has improvements including a dock, a 720 square foot cabin powered by a generator, served by a septic tank-field, a shed for the generator, and a

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general storage shed.

Financial Impact: Three parcels of the property are offered by Ashepoo Partners, LLC to The Nature Conservancy, and one parcel of the property is offered by Thomas D. Wise to The Nature Conservancy. The property is offered by Ashepoo Partners, LLC to The Nature Conservancy. The Nature Conservancy is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$925,000. The due diligence activities will be funded from Federal, US Forest Service Forest Legacy Administration Funds (uncommitted balance \$100k at September 16, 2025). The acquisition is expected to result in an increase of \$6,000 (year 1) and \$1,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$945,000 (internal). The Final Land Acquisition will be funded from \$657,000 in NOAA National Estuarine Research Reserve System and \$268,000 in Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm the proposed conservation land acquisition of this property is an appropriate conservation purchase and it will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(rr) Project: JBRC Item 53: Department of Parks, Recreation, and Tourism
P28.9871: Hickory Knob Renovations

Request: Establish Phase II Full Construction Budget to complete renovations at the state park.

Included in CPIP: Yes - 2025 CPIP Priority 10 of 14 in FY27 (estimated at \$3,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriate State, Proviso 118.20 (B)(38)(c), (Hickory Park Remodel)				1,000,000	1,000,000
All Sources				<u>1,000,000</u>	<u>1,000,000</u>

Summary of Work: The project will renovate the lodge rooms in the 300 and 400 sections as well as the Barn meeting facility. The work includes converting single rooms into suites featuring a small kitchen and dining area. Interior upgrades across the lodge rooms will include new flooring, updated wall coverings, and modern furniture. Exterior improvements will focus on replacing windows and doors, along with fresh paint to revitalize the buildings' appearance. Renovations to the Barn will encompass new

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windows, updated siding, refreshed wall coverings, and remodeled restrooms.

Rationale: The existing cabins and lodge rooms are experiencing a variety of issues due to their age and frequency of use. Continuing to operate the cabins and lodge rooms as is, would ultimately result in increased maintenance costs, reduced visitor experience, and potential losses in revenue per the agency.

Facility Characteristics: Section 300 is 6,000 square feet and was constructed in 1972 (54 years old). Section 400 is 6,000 square feet and was constructed in 1980 (46 years old). The Barn is 3,500 square feet and was constructed in 1972 (54 years old). The finishes are original to construction. The cabins are utilized by park visitors who rent the units. The park has an estimated 300,000 visitors per year.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1 million at October 23, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II, because it is fully funded from legislatively authorized funds. The estimated cost to complete the project is less than the 2025 CPIP submission due to a reduced scope of work so that the project can be completed with the funds available. Contract execution is expected in April 2026 and completion of construction in January 2027.

(ss)Project: JBRC Item 54: Department of Parks, Recreation, and Tourism
 P28.9804: Hunting Island State Park Lighthouse Repairs

Request: Revise Scope and Increase Phase II Full Construction Budget to construct a ground level structure to house the Fresnel Lens.

Included in CPIP: No – The need for the increase was unknown at the time of the 2025 CPIP submission.

Phase II Approval: January 2022 (estimated at \$3,000,000) (Admin.)

Phase II Increase Approval: November 2023 (estimated at \$4,250,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(41)(e), (Hunting Island Lighthouse Repairs)	3,000,000		3,000,000		3,000,000
FY23 Appropriated State, Proviso 118.19 (B)(93)(a), (Hunting Island)		250,000	250,000		250,000

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FY23 Appropriated State, Proviso 118.19 (B)(93)(b), (Hunting Island Lighthouse Stair Repair)	1,000,000	1,000,000		1,000,000
Other, Friends of Hunting Island Donation			100,000	100,000
Other, PARD Grant			235,813	235,813
Other, Park Revenue			164,187	164,187
All Sources	<u>3,000,000</u>	<u>1,250,000</u>	<u>4,250,000</u>	<u>500,000</u> <u>4,750,000</u>

Summary of Work: The project was established to make repairs to the lighthouse. The work included adding support members to the existing cast iron stair system, repairs and replacement of cast iron elements on the watch level deck, including portions of the handrail system, support brackets, and cornice. Significant site work has also been completed. Additionally, work was completed to stop water intrusion to slow deterioration, which has required repairs and maintenance of the envelope of the structure. Lastly, repaired cast iron elements have been cleaned and re-coated. This increase will allow for the construction of a ground level housing structure for the Fresnel Lens.

Rationale: Housing the Fresnel Lens at ground level will reduce the risk of damage to the fragile glass and make it more accessible to visitors with mobility issues. The lens has historically been housed at the top of the lighthouse.

Facility Characteristics: The Hunting Island Lighthouse is 126 square feet and was originally constructed in 1873 (153 years old). The housing structure to be constructed will be 210 square feet. Approximately 200,000 people visit the park and structure on an annual basis. The lighthouse is the only publicly accessible historic lighthouse in South Carolina. It is on the national register of historic places.

Financial Impact: The increase will be funded from Other, Friends of Hunting Island Donation (uncommitted balance \$100k at November 5, 2025), Other PARD Grant (uncommitted balance \$471k at November 5, 2025), and Other Park Revenue Funds (uncommitted balance \$12.38 million at November 5, 2025). The Friends of Hunting Island donated these funds specifically for the purpose of constructing this housing structure. PARD Grant Funds are allocated from a grant program for planning, developing, and renovating park and recreation facilities. Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$4,750,000 funded from Appropriated State Funds (nonrecurring), Friends of Hunting Island Grant, PARD Grant, and Park Revenue Funds. Contract execution is expected in February 2026 and completion of construction in June 2026.

- (tt) Project: JBRC Item 55: Department of Parks, Recreation & Tourism
P28.9811: Charles Towne Landing Puma Habitat Replacement
- Request: Increase Phase II Full Construction Budget to cover costs to complete the replacement of the Puma habitat.
- Included in CPIP: Yes – 2025 CPIP Priority 4 of 33 in FY26 (estimated at \$1,220,999)
Phase I Approval: March 2022 (estimated at \$500,000) (JBRC)
Phase II Approval: December 2022 (estimated at \$507,500) (JBRC)
Phase II Increase Approval: March 2024 (estimated at \$713,499) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(45)(f), (Enclosure Repairs & Upgrades)		500,000	500,000		500,000
FY26 Appropriated State, Proviso 118.22 (B)(45)(e), (State Park Maintenance & Repairs)				507,500	507,500
Other, Park Revenue	7,500	205,999	213,499		213,499
All Sources	<u>7,500</u>	<u>705,999</u>	<u>713,499</u>	<u>507,500</u>	<u>1,220,999</u>

Summary of Work: The project will replace the main enclosure, viewing area, and holding area, and add a secondary containment area. The secondary containment fencing will enclose the holdings and allow easy hookup of the transfer cages.

Rationale: This increase is needed to complete the project. When the previously approved Phase II increase was submitted, the submission did not properly calculate the total cost of the project and therefore \$507,500 was omitted in error. The project will bring the facility up to current Association of Zoos & Aquariums standards. The current holding area and habitat fencing are beyond their useful life and are beginning to show structural issues in the fencing. Making these needed repairs will ensure the safety of a predatory feline, as well as ensuring the safety of staff and park visitors.

Facility Characteristics: The Charles Towne Landing Animal Forest Puma habitat includes a 9,970 square foot exhibit and 2,150 square foot holding pens, which were

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constructed in 2001 (25 years old). The habitat receives 150,000 visitors per year.

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance of \$3 million at February 26, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,220,999 funded from Appropriated State (nonrecurring) and Park Revenue Funds. Construction completion is expected in December 2026.

(uu) Project: JBRC Item 56: Patriots Point Development Authority
P36.9545: Ex-USS Yorktown Permanent Ballast Tank Repairs

Request: Establish Phase II Full Construction Budget to complete permanent repairs to the ballast tank.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 3 in FY26 (estimated at \$5,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				2,318,470	2,318,470
All Sources				<u>2,318,470</u>	<u>2,318,470</u>

Summary of Work: The project will complete permanent repairs to the ballast tank on the aircraft carrier. The work includes performing piping isolation and blanking in sixty designated tanks cleaned and temporarily repaired. Welded baps over cut pipe will be installed.

Rationale: Under a separate project the SC Office of Resilience utilized Federal AARPA funds to complete the removal of all toxic waste oils from tanks in the hull of the aircraft carrier. The removal included temporary repairs of the tanks with fiberglass and wooden plugs but does not make tanks leak proof for long term. A temporary repair is defined as one that must last 90 days. The need to make these repairs is crucial for the ship and for environmental concerns. The Phase I for this project was completed under the other project.

Facility Characteristics: The Yorktown is an aircraft carrier that was constructed in 1944 (82 years old). Per the agency, the ship is one of the most visited attractions in the state.

Financial Impact: The project will be funded from Other, Admissions Revenue Funds (uncommitted balance \$15.65 million at October 31, 2025). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any

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change in annual operating expenditures.

Full Project Estimate: \$2,318,470 funded from Admissions Revenue Funds. Contract execution is expected in February 2026 and completion of construction in April 2026.

(vv) Project: JBRC Item 57: Department of Employment and Workforce
R60.9546: David Building – 6th Floor Suite 630 HVAC Renovation

Request: Establish Phase I Pre-Design Budget to replace the HVAC system.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at \$396,594)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				4,500	4,500
All Sources				<u>4,500</u>	<u>4,500</u>

Summary of Work: The project will replace the HVAC system. The work may include replacement or removal of ancillary HVAC equipment, which will be determined during the Phase I process.

Rationale: The 10 existing fan coil units are unreliable, past their effective operational life, out of warranty, energy inefficient, and have become a frequent maintenance burden.

Facility Characteristics: Robert E. David Building is 104,076 square feet and was constructed in 1975 (51 years old). The 6th Floor HVAC renovation portion is 2,695 square feet. The South Carolina Department of Employment Workforce is housed in the facility. Approximately 350 staff utilize the facility daily.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$80.22 million at September 30, 2025). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$521,600 (internal) funded by Contingency Assessment Funds.

(ww) Project: JBRC Item 58: Department of Employment and Workforce
R60.9544: C. Lem Harper Building - Replace Water Source Heat Pumps

Request: Establish Phase II Full Budget to replace the existing building water source heat pumps.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 4 in FY26 (estimated at \$977,255)
Phase I Approval: December 2024 (estimated at \$991,863) (JBRC)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	11,877		11,877	1,254,516	1,266,393
All Sources	<u>11,877</u>		<u>11,877</u>	<u>1,254,516</u>	<u>1,266,393</u>

Summary of Work: This project will replace 51 water source heat pumps required to heat and cool the building.

Rationale: The existing heat pumps are past their useful life, obsolete and cannot be repaired because many parts are no longer available.

Facility Characteristics: The C. Lem Harper Building is 47,660 square feet and was constructed in 1992 (34 years old). The heat pumps are original to the building. The building is utilized by the Department of Employment and Workforce, which include Lower Authority Appeals, Higher Authority Appeals, Appellate Panel, Benefits Accuracy Measurement Group, and Migrant Seasonal Farm Workers Advocacy. Approximately 90 staff utilize the facility full time.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$80.22 million at September 30, 2025). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,266,393 funded from Contingency Assessment Funds. Contract execution is expected in March 2027 and completion of construction in September 2027.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

***Department of Administration, Facilities Management and Property Services:
Department of Natural Resources Preliminary Land Acquisitions (Regular Session Item #3)***

The Authority was asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services as noted herein. These items were reviewed favorably by the Joint Bond Review Committee (JBRC).

1. Project: Department of Natural Resources
P24.6135: Aiken - Aiken Gopher Tortoise HP-WMA Land Acquisition (Keadle Bridge)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 410 acres in Aiken County.
- Included in CPIP: No – The property was not fully considered during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				30,000	30,000
All Sources				<u>30,000</u>	<u>30,000</u>

Rationale: Acquisition of this property will expand the boundary of the Aiken Gopher Tortoise Heritage Preserve, which lies to the south across the South Fork Edisto River. The S.C. Rivers Assessment attributes superior values to the South Fork Edisto River for fisheries habitat, recreational fishing, and boating, and outstanding values for wildlife habitat.

Characteristics: The entire property is within the floodplain of the river, except for 1.5 acres on the adjacent bluff. Habitats are variable based on topography, elevation, and land use history. Nearly all the property falls broadly within the State Wildlife Action Plan (SWAP) vegetation classification for Blackwater Floodplains. Flooding is more frequent closer to the river, where vegetation consists of a swamp forest dominated by bald cypress, red maple, and tupelo species, with a small area consisting of the rare Atlantic-white cedar forest. Broad Sandhill Seep communities also exist between the river and some higher elevation areas intergrading with pocosins with Carolina Bay-like characteristics. The property supports habitat for Spotted Turtles and other SWAP herpetofauna and plants. It has limited upland habitat that is dominated by pond pine in need of prescribed fire and is complimented with numerous trails and firebreaks that can be used as wildlife food plots. Topographical maps show two streams emerge from the property with a

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total length of 1.2 miles.

Financial Impact: The property is offered by Haiseal Company to Aiken Land Conservancy. Aiken Land Conservancy is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$1,310,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,340,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$30,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

2. **Project:** Department of Natural Resources
P24.6136: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-Duncan-Todd)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 698 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 38 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: Acquisition of this property builds on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP, supplemented by lands under conservation easements held by Ducks

Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife.

Characteristics: The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels and oxbow lakes. Higher elevation areas on fluvial sand ridges have been converted to loblolly pine plantation. The property is a timber-management tract on the floodplain of the Waccamaw River and approximately 70% of the property is mapped as palustrine wetlands with a 1.5-mile section of stream of Mill Swamp. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$2,050,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,100,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

3. **Project:** Department of Natural Resources
P24.6137: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-Murrell)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the

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acquisition of +/- 2,330 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife.

Characteristics: This network is of critical importance to wildlife such as black bears and is entirely within the floodplain of the Waccamaw River with approximately 4.5 miles of river frontage. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The parcel contains habitat for many rare plant species and at least 12 rare plant species could be present. The property presents good opportunities for public hunting, fishing, hiking, wildlife watching, river-boating access, and other passive recreational uses. It is accessible by car and boat with 0.25-miles of public road frontage at Old Reaves Ferry Road.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$7,850,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$7,900,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

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Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

4. Project: Department of Natural Resources
P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-East Edge)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 524 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

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Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$1,825,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,875,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

5. Project: Department of Natural Resources
P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-West Edge)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,766 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah

Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$4,925,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,975,000 (internal) funded from Heritage Land Trust Funds. The Phase I request is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

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6. **Project:** Department of Natural Resources
P24.6140: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-River Oaks)
- Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 410 acres in Horry County.
- Included in CPIP:** Yes – 2025 CPIP Priority 41 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				30,000	30,000
All Sources				<u>30,000</u>	<u>30,000</u>

Rationale: Acquisition of this parcel would be a strategic expansion of the Heritage Preserve and network of the agency’s protected lands along the Waccamaw River. The addition will provide excellent buffers to the existing HP-WMA, add further opportunities for public recreation, including fishing and boating, and improve flood-flow attenuation and water quality improvement functions.

Characteristics: The property is composed of floodplain forest, Loblolly Pine plantations, and remnant Carolina Bays. Game species such as turkey, deer, bear, and waterfowl are present. The property abuts the Waccamaw River HP-WMA and would add to this critical corridor. Wildlife openings are present. The southern portion of the site is in the floodplain of the Waccamaw River, and northern portions are slightly elevated above the floodplain. The dominant natural habitat, restricted to the southern portion of the acquisition, is Blackwater Floodplain, specifically hardwood swamp forest. Parts of two Carolina Bays are also present. McCoy Bay in the north is unrecognizable now as a bay because of habitat alterations, while the southern unnamed bay is embedded in the floodplain forest and does have some pocosin vegetation and a drier disturbed bay rim. The river floodplain is a very important corridor for wildlife, including black bear.

Financial Impact: The property is offered by Daniel & Murchison Gilmore III to Open Space Institute. Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$2,650,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority

areas. If acquired, no construction will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$2,680,000 (internal) funded from Heritage Land Trust Funds. The Phase I amount is \$30,000 because this is a new tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority, as requested by the Department of Natural Resources (DNR) through the Department of Administration, Facilities Management and Property Services, approved the Permanent Improvement Projects for the referenced Preliminary Land Acquisitions; and as requested by DNR approved the phase I project expenditures from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in each of the referenced Permanent Improvement Projects.

Information relating to this matter has been retained in these files and is identified as Exhibit 3.

Department of Administration, Facilities Management and Property Services: Easements (Regular Session Item #4)

The Department of Administration requested approval of the following easements in accordance with SC Code of Laws:

- | | |
|----------------------|--|
| (a) County Location: | Richland |
| From: | University of South Carolina (#1245) |
| To: | Dominion Energy South Carolina, Inc. |
| Consideration: | \$1.00 |
| Administrative Fee: | \$761.79 |
| Description/Purpose: | To grant a 1.01± acre non-exclusive easement to install, construct, maintain, operate, replace and alter transmission lines, poles and associated facilities on property of the University of South Carolina (USC) TMS R11502-04-01. The easement is necessary |

to relocate and consolidate existing overhead transmission lines from the west side of Harden Street to the proposed easement on the east side of Harden Street. The term of the easement will be fifty (50) years. As the easement is being sought by USC to benefit its Health Sciences Campus, USC has requested that the easement be granted for nominal consideration. USC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

- (b) County Location: Richland
From: South Carolina Department of Behavioral Health and Developmental Disabilities, Office of Mental Health (#1248)
To: Dominion Energy South Carolina, Inc.
Consideration: \$150,000.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 1.80± acre non-exclusive easement to install, construct, maintain, operate, replace and alter transmission lines, poles and associated facilities on property of the South Carolina Department of Behavioral Health and Developmental Disabilities, Office of Mental Health (OMH) TMS R11501-01-01. The easement is necessary to relocate and consolidate existing overhead transmission lines from the west side of Harden Street to the proposed easement on the east side of Harden Street. The term of the easement will be fifty (50) years. The easement is being sought by the University of South Carolina (USC), in coordination with Dominion Energy, to benefit its Health Sciences Campus. A portion of the relocated facilities cross property owned by the Office of Mental Health, so an easement from that agency is required. As the easement is over Trust property, the consideration is the appraised value, which will be paid by USC as they are seeking the relocation of the facilities. USC will also pay OMH the fair market value of any danger trees at the time of cutting as determined by a Registered Forester, as well as any costs associated with relocating or replacing the existing chain link fencing, shrubs, brick signs and other impacted site improvements. The South Carolina Department of Behavioral Health and Developmental Disabilities has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation & Tourism (#1246a)
To: City of Columbia
Consideration: \$1.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.005± acre assignable, non-exclusive easement, with four easement areas of 0.001± acres, 0.001± acres, 0.001± acres, and 0.002± acres, for the purpose of construction, operation, reconstruction, and maintenance of water lines and appurtenances and extension of services within the easement area on property of the State of South Carolina to serve The Venues at Arsenal Hill (TMS R09011-10-01 & 03) managed by the SC Department of Parks, Recreation and Tourism (SCPRT). The easement also grants access, ingress and egress along the property to access said lines. The easement is necessary to provide extended utility services to The Venues at Arsenal Hill. The term of the easement is fifty (50) years. As the easement is being sought by SCPRT for the City of Columbia to operate and maintain water lines on the state property, SCPRT has requested that the easement be granted for nominal consideration. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to 10-1-135 regarding easements on state lands of natural significance. There are no exceptions requested with regard to the 2022 easement policy.
- (d) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation & Tourism (#1246b)
To: City of Columbia
Consideration: \$1.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.002± acre. assignable, non-exclusive easement, with two easement areas of 0.001± acres each, for the purpose of construction, operation, reconstruction, and maintenance of sanitary sewer lines and appurtenances and extension of services within the easement area on property of the State of South Carolina to serve The Venues at Arsenal Hill (TMS R09011-10-01 & 03) managed by the SC Department of Parks, Recreation and Tourism (SCPRT). The easement also grants

access, ingress and egress along the property to access said lines. The easement is necessary to provide extended utility services to The Venues at Arsenal Hill. The term of the easement is fifty (50) years. As the easement is being sought by SCPRT for the City of Columbia to operate and maintain sanitary lines on the State's property, SCPRT has requested that the easement be granted for nominal consideration. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to 10-1-135 regarding easements on state lands of natural significance. There are no exceptions requested with regard to the 2022 easement policy.

- (e) County Location: Sumter
From: Department of Administration on behalf of the South Carolina Forestry Commission (#1247)
To: Sumter County
Consideration: \$1.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 1.45± acre non-exclusive, perpetual easement to expand the right of way for the purpose of construction, improvement, operation, and maintenance of a dirt road (Pasture Road) that runs along the SC Forestry Commission's (SCFC) Manchester State Forest (TMS 106-90-02-001). The easement is necessary for Sumter County to pave and maintain the roadway. The term of the easement will be perpetual. SCFC has requested that the easement be granted for nominal consideration given the benefits of the road improvements for public and Forestry's access to the State Forest. SCFC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to 10-1-135 regarding easements on state lands of natural significance. Sumter County has requested one exception to the 2022 easement policy, and SCFC has agreed, which is that the easement be perpetual due to the continued maintenance of the county road.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the referenced easement, as recommended by the Department of Administration, Facilities

Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 4.

Department of Administration, Facilities Management and Property Services: Office of the State Auditor Lease of 1901 Main Street, Suites 625 & 950, Columbia, SC (Regular Session Item #5)

The Office of the State Auditor (Agency) requested approval to lease fourteen thousand seven hundred sixty-eight (14,768) square feet of office space at 1901 Main Street in Columbia from AgFirst Farm Credit Bank. The Agency has been located at 1401 Main Street, Columbia since 1989. The current lease is at a rate of \$19.29 per square foot, and it expires on December 31, 2026. The Agency has been asked by the Landlord to relocate prior to the end date, accordingly, the lease for 1401 Main Street, Columbia will terminate upon Agency vacating. This lease will provide support for the audit function for the State of South Carolina.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were thirteen (13) responsive proposals received. The selected location is the third (3rd) lowest priced option and was chosen by the Agency because of location, overall cost including travel, training space needs, and the ability to recruit and retain staff.

The requested lease term is ten (10) years and is expected to commence on or about August 1, 2026.

The rent for the first year of the term will be \$221,520.00* or \$18.00 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning in year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

*Takes into account two (2) free months of rent during the first year of the lease term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	8/1/2026-7/31/2027	\$22,152.00	\$221,520.00*	\$18.00

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YEAR 2	8/1/2027-7/31/2028	\$22,816.56	\$273,798.72	\$18.54
YEAR 3	8/1/2028-7/31/2029	\$23,501.06	\$282,012.68	\$19.10
YEAR 4	8/1/2029-7/31/2030	\$24,206.09	\$290,473.06	\$19.67
YEAR 5	8/1/2030-7/31/2031	\$24,932.27	\$299,187.25	\$20.26
YEAR 6	8/1/2031-7/31/2032	\$25,680.24	\$308,162.87	\$20.87
YEAR 7	8/1/2032-7/31/2033	\$26,450.65	\$317,407.76	\$21.49
YEAR 8	8/1/2033-7/31/2034	\$27,244.17	\$326,929.99	\$22.14
YEAR 9	8/1/2034-7/31/2035	\$28,061.49	\$336,737.89	\$22.80
YEAR 10	8/1/2035-7/31/2036	\$28,903.34	\$346,840.03	\$23.49

The total rent to be paid over the lease term is \$3,003,070.25.

The following chart represents comparable lease rates of similar space in the Columbia area, all of which were proposals received in response to the solicitation:

Tenant	Location	Rent per SF*
Vacant	200 Arbor Lake Drive, Columbia	\$20.00
Vacant	810 Dutch Square Boulevard, Columbia	\$13.00
Vacant	500 Taylor Street, Columbia	\$23.50

* All subject to rent escalations.

The lease has adequate parking on the premises at an estimated annual cost of \$31,200.00 for 65 parking spaces. The lease also meets the State space standards with a density of approximately 166 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on December 31, 2025. Lease payments will be

funded through state appropriations.

No option to purchase the property is included in the lease.

JBRC reviewed and recommended approval of the lease on February 4, 2026.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the proposed ten-year lease for the Office of the State Auditor of fourteen thousand seven hundred and sixty-eight (14,768) square feet of office space at 1901 Main Street in Columbia from AgFirst Farm Credit Bank, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 5.

Department of Administration, Facilities Management and Property Services: Lander University Student Housing, Greenwood, SC (Regular Session #6)

Lander University (University) requested approval to lease up to one-hundred and sixty (160) beds for students during the 26/27 academic year from CORT Business Services Corporation (CORT) through a Corporate Guest Accommodation Agreement. In June of 2025, the Joint Bond Review Committee and the State Fiscal Accountability Authority approved Lander University entering into one or more leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 25/26 academic year to address Lander's student housing deficit. The University began the 25/26 academic year by leasing ninety-seven (97) beds from CORT and is estimated to end the 25/26 the academic year with eighty-seven (87) beds. The total 25/26 academic year spend is anticipated to be \$861,570.00, representing an average of approximately \$9,393 per bed. The University is again projecting housing shortages and, while Lander has begun the process of investigating building additional student housing on their campus, this lease is needed to continue to provide housing support for students until that time.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for student housing. The selected proposal was the only offer received. Additionally, the arrangement with CORT has worked well for the University as it allows for significant flexibility in reducing or adding beds based on student demand, at no additional cost to the University, and the locations with which CORT has relationships have been unwilling to contract directly with the University on similarly favorable terms. The lease

currently contemplates the use of the same four (4) properties utilized in the 25/26 academic year; however, CORT has the right to provide comparable accommodations at alternate facilities. Furthermore, while the lease does not guarantee specific per bed rates, Lander has committed to not lease any beds exceeding an average rate of more than \$10,000 per bed per academic year in the first year, increasing by 4% per year in the extended years.

The requested lease term is one (1) academic year with the option to renew for up to three (3) additional academic years for a total of four (4) academic years. The lease expected to commence on or about August 1, 2026.

The rent for the first year of the term will not exceed \$1,584,360.00 (rounded) including operating expenses, taxes and insurance. The increase for each additional term will not exceed 4% per academic year. The University plans to charge students the rates collected from students for similar housing. The University may also be required to pay additional fees if there is excess energy utilities, smoking, extraordinary cleaning, missing items, unauthorized pets and service cancellation fees, which fees will be charged to the students whose actions resulted in such fees.

The maximum total rent to be paid over the term if all extensions are exercised is \$6,740,916.36.

The following chart represents comparable lease rates of similar space in the Greenwood area:

Tenant	Location	Average Annual Rate Per Bed*
Independent Renters	101 Hamilton Park Circle, Greenwood	\$13,992.00
Independent Renters	101 Bevington Court, Greenwood	\$12,123.00
Independent Renters	120 Edinborough Circle, Greenwood	\$10,995.00

*Rates according to Apartments.com for 1-2 bedroom apartments in the area as of December 2025. Above rates may be subject to base rent and/or operating expense escalations.

The University has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 19, 2025. Lease payments will be funded through student housing funds.

No option to purchase the property is included in the lease.

JBRC reviewed and recommended approval of the lease on February 4, 2026, and it was

also approved by the Lander University Board of Trustees in advance of this meeting.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the proposed lease agreement including extended terms for a total of up to four (4) academic years for up to one-hundred sixty (160) beds per academic year for Lander University from CORT Business Services Corporation in Greenwood, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 6.

Department of Administration, Facilities Management and Property Services Medical University of South Carolina Lease of Hagood and Line Streets Surface Parking Lot, Charleston, SC (Regular Session #7)

The Medical University of South Carolina (Agency) requested approval to continue to lease one-hundred forty (140) parking spaces at the Intersection of Hagood and Line Streets commonly known as Hagood-Line surface lot from Rushmark Horizon, LLC in Charleston. The Agency has been located at this space since 2015. The current lease is at a rate of \$177.00 per space per month, and it expires on October 31, 2026. This lease will continue to provide parking for MUSC employees and students. This lease was approved by the MUSC Board of Trustees.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for parking spaces for various lease terms. There were a total of four (4) proposals received. The selected location, while not the lowest priced option, was chosen by the Agency because the location is walkable to campus and is on the MUSC transportation network.

The requested lease term is two (2) years and is expected to commence on or about November 1, 2026.

The rent for the first year of the term will be \$336,000.00 or \$200.00 per space, per month (rounded) including taxes and insurance. The Agency will be responsible for trash pick-up and security which is estimated to be \$12,000.00 annually. Beginning in year two (2), the rental rate shall escalate 3%. The following chart sets forth the rent over the term.

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<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SPACE/PER MONTH</u>
YEAR 1	11/1/2026-10/31/2027	\$28,000.00	\$336,000.00	\$200.00
YEAR 2	11/1/2027-10/31/2028	\$28,840.00	\$346,080.00	\$206.00

The total rent to be paid over the term is \$682,080.00.

The following chart represents comparable lease rates of similar space in the Charleston area, all of which were proposals received in response to the solicitation:

Tenant	Location	Per Space Per Month
Vacant	1142 Morrison Drive, Charleston	\$150.00
Vacant	3600 Rivers Avenue, North Charleston	\$100.00*
Vacant	5001 Lacross Road, North Charleston	\$85.00*

*Subject to rent escalations.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 8, 2025. Lease payments will be funded through parking revenue.

No option to purchase the property is included in the lease.

JBRC reviewed and recommended approval of the lease on February 4, 2026.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the proposed two-year lease for the Medical University of South Carolina of one hundred forty (140) parking spaces at the Hagood-Line surface lot in Charleston from Rushmark Horizon, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 7.

Department of Administration, Facilities Management and Property Services: South Carolina Department of Veterans’ Affairs Lease of 1800 Saint Julian Place, Suites 301, 304, 305, Columbia, SC (Regular Session #8)

The South Carolina Department of Veterans’ Affairs (Agency) requested approval to continue to lease sixteen thousand four hundred fifty-eight (16,458) square feet of office space at 1800 Saint Julian Place in Columbia from 1800 St. Julian, LLC. The Agency has been located at suite 301 since 2021. The Agency leased additional space, suites 304 and 305, in 2025 to accommodate the staffing for the State Veteran Home Enterprise. The current leases average at a rate of \$13.63 per square foot (rounded) and expire on October 31, 2026. This lease will continue to provide space for the Agency’s headquarters.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for commercial space for various lease terms. There were a total of nine (9) proposals received. The selected location was the lowest option.

The requested lease term is seven (7) years and is expected to commence on or about November 1, 2026.

The rent for the first year of the term will be \$228,437.04 or \$13.88 per square foot (rounded) including operating expenses, taxes and insurance. Beginning in year two, the rental rate shall escalate 1.5% annually over the term. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	11/1/2026-10/31/2027	\$19,036.42	\$228,437.04	\$13.88
YEAR 2	11/1/2027-10/31/2028	\$19,321.97	\$231,863.60	\$14.09
YEAR 3	11/1/2028-10/31/2029	\$19,611.80	\$235,341.55	\$14.30
YEAR 4	11/1/2029-10/31/2030	\$19,905.97	\$238,871.67	\$14.51
YEAR 5	11/1/2030-10/31/2031	\$20,204.56	\$242,454.75	\$14.73

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YEAR 6	11/1/2031-10/31/2032	\$20,507.63	\$246,091.57	\$14.95
YEAR 7	11/1/2032-10/31/2033	\$20,815.25	\$249,782.94	\$15.18

The total rent to be paid over the term is \$1,672,843.12.

The following chart represents comparable lease rates of similar space in the Columbia area, all of which were proposals received in response to the solicitation:

Tenant	Location	Rent per SF*
Vacant	1628 Browning Road, Columbia	\$16.75
Vacant	1600 Williams Street, Columbia	\$19.90
Vacant	700 Gervais Street, Columbia	\$22.00

*All subject to rent escalations

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 203 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 15, 2025. Lease payments will be funded through State Appropriations.

No option to purchase the property is included in the lease.

JBRC reviewed and recommended approval of the lease on February 4, 2026.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved the proposed seven-year lease for the South Carolina Department of Veterans' Affairs of sixteen thousand four hundred fifty-eight (16,458) square feet of office space at 1800 Saint Julian Place, Suites 301, 304, 305 in Columbia from 1800 St. Julian, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 8.

Division of Procurement Services: South Carolina Department of Parks, Recreation and Tourism (PRT) – Approval of Contract Duration (Regular Session #9)

South Carolina Department of Parks, Recreation and Tourism (PRT) intends to contract with a developer that will design, construct, own, finance, operate, and maintain the facilities for a proposed resort on the Sanctuary Point property leased to PRT by the United States Army Corps of Engineers. The property is adjacent to Lake Hartwell State Park in Oconee County. The proposed resort would be open to the public.

Section 11-35-2030(5) of the Consolidated Procurement Code limits the maximum potential duration of any procurement contract to seven years unless the Authority approves a longer maximum potential duration. For competitive procurements, the statute expressly requires authority approval before a solicitation can be issued.

PRT requested Authority approval for a contract duration of up to fifty years. PRT believes this extended duration will be necessary to ensure that the successful developer will have sufficient time and tenure of the property for both the construction and management responsibilities of their proposed facilities. This term may also be necessary for the awarded developer to obtain any financing needed for facility construction or other pre-opening costs. Moreover, this contract term will allow the sublease agreement to align with a rolling 50-year lease agreement between PRT and USACE, which will likely facilitate the necessary approval by USACE for this project.

The competitive procurement of a developer will culminate with a sublease agreement between the selected developer and PRT. PRT and the Department of Administration have confirmed that the resulting sublease will be submitted to the Joint Bond Review Committee and State Fiscal Accountability Authority for approval before execution.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, under authority of Section 11-35-2030(5) of the Consolidated Procurement Code, the Authority authorized a maximum potential duration of fifty years for South Carolina Department of Parks, Recreation and Tourism's proposed contract for the design, construction, finance, operation, and maintenance of the facilities for a proposed resort at Sanctuary Point, as recommended by the Division of Procurement Services on behalf of PRT.

Information relating to this matter has been retained in these files and is identified as Exhibit 9.

Division of Procurement Services: University of South Carolina (USC) – Approval of Contract Duration (Regular Session Item #10)

Section 11-35-2030(5), of the SC Consolidated Procurement Code limits the maximum potential duration for any contract to seven years unless the Authority approves a longer maximum potential duration. USC sought Authority approval to solicit and award a revenue generating contract of up to 15 years for food and beverage sales in athletic venues. With concessions and club/suite renovations and additions at Williams-Brice Stadium, USC's athletics program anticipates a 20%-30% increase in revenue from the food and beverage category. USC believes a contract duration of up to 15 years will maximize revenue and increase its ability to attract proposals for capital investments in athletic facilities.

Mr. Loftis stated that he was going to vote for the item. However, he noted that these types of contracts favor huge out-of-state firms. He said the State has local businesses and the State needs to figure out how to do more business with them. He said he understands the University's argument, but if the State would start an active project to keep money in the State it would be better off. He commented that often large contracts go to out-of-state vendors and get recycled back to in-state vendors.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), the Authority authorized the University of South Carolina to solicit and award a contract with a duration of up to fifteen years for food and beverage sales in athletic venues, as recommended by the Division of Procurement Services on behalf of the University.

Information relating to this matter has been retained in these files and is identified as Exhibit 10.

Division of Procurement Services: University of South Carolina (USC) – Approval of Contract Duration (Regular Session Item #11)

Section 11-35-2030(5), of the SC Consolidated Procurement Code limits the maximum potential duration for any contract to seven years unless the Authority approves a longer maximum potential duration. USC sought Authority approval to solicit and award a revenue generating contract for athletic multimedia/sponsorship rights for up to 15 years. USC believes a

contract duration of up to 15 years will provide more opportunities for revenue growth by enabling offerors to take advantage of naming rights opportunities. A longer duration also provides a longer period for amortization of investments permitting offerors to propose capital investments in USC’s athletic facilities that will enhance the game day experience.

Mr. Loftis stated that he has the same comments for this item as he made for item #10.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), the Authority authorized the University of South Carolina to solicit and award a contract with a duration of up to fifteen years for athletics multimedia/sponsorship rights, as recommended by the Division of Procurement Services on behalf of the University.

Information relating to this matter has been retained in these files and is identified as Exhibit 11.

Division of Procurement Services: P-Card Audit Summary per Proviso 104.10 (Regular Session Item #12)

South Carolina Fiscal Year 2026 - Budget Proviso 104.10 required each governmental body to obtain an annual compliance audit of the governmental body's P-Card program and provide the audit report results and corrective action plans, if any, to the Division of Procurement Services (DPS). The Proviso further required DPS to compile the submitted audit report results into a single report and provide the compiled report to the State Fiscal Accountability Authority (Authority) at its first regularly scheduled meeting of each calendar year. Per this requirement, DPS prepared a Summary of Agency P-Card Reports for the Authority to receive as information compiling the results of P-Card audit reports provided by governmental bodies into a single report and listing agency P-Card Audit recommendations by program area.

Agencies Submitting Reports:.....	103
Total number of recommendations made to Agencies.....	284
Agency Corrective Action Plans Not Submitted.....	16

Upon a motion by Mr. Loftis seconded by Representative Bannister, the Authority

received as information the Division of Procurement Services' compilation of the results of the P-Card audit reports submitted by governmental bodies.

Information relating to this matter has been retained in these files and is identified as Exhibit 12.

State Fiscal Accountability Authority, Executive Director: South Carolina State Ceiling Allocation Plan – 2026 Administrative Updates (Regular Session Item #13)

The Authority adopted the 2026 South Carolina State Ceiling Allocation Plan on August 26, 2025. Section C requires that the Authority Secretary administratively update the annual State Ceiling Allocation Plan by the second Monday in January. On January 12, 2026, the Authority Secretary did publish an administratively updated plan based on the January 7, 2026, Certification of State Ceiling Issuance of Private Activity Bonds. On January 27, 2026, a corrective Certification of State Ceiling Issuance of Private Activity Bonds was published and on February 4, 2026, the State Ceiling Allocation Plan was again administratively updated. The final administrative revision updates (1) Section D to reflect the total state ceiling as certified by the Authority Secretary pursuant to Section 1-11-500 to be \$751,986,990; (2) Section D to recalculate the limits on authorized requests using the total state ceiling for the Plan Year; (3) Section E to reflect the now current amounts identified in that section; (4) Section E to add the amount of any carryforward designated in the prior calendar year pursuant to Section 1-11-250(G); and (5) Section G to recalculate the dollar amounts based on the actual certified amount of state ceiling for the Plan year.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority received as information the administratively updated 2026 State Ceiling Allocation Plan.

Information relating to this matter has been retained in these files and is identified as Exhibit 13.

South Carolina Department of Commerce: Not Exceeding \$85,000,000 State General Obligation Economic Development Bonds of the State of South Carolina (Regular Session Item #14)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$85,000,000 State General Obligation Economic Development Bonds of the

State of South Carolina for Project Panther.

This project consists of job creation and investment in the State of South Carolina by a manufacturer engaged in food and beverage production, packaging and distribution.

Upon a motion by Representative Bannister, seconded by Mr. Gaines the Authority adopted the resolution making provision for issuance and sale of not exceeding \$85,000,000 General State Economic Development bonds of the State of South Carolina for Project Panther.

Information relating to this matter has been retained in these files and is identified as Exhibit 14.

***Executive Director: Revenue Bonds (State Housing Finance and Development Authority)
(Regular Session Item #15)***

The required reviews of the following proposals to issue revenue bonds was completed with satisfactory results. The projects required approval under State law.

- a. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$17,000,000 Multifamily Housing Revenue Bonds, Series 2026
Allocation Needed: \$17,000,000 of 2024 ceiling allocation carry forward to be used
Name of Project: 82 Canal Street Lofts
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition, construction, and rehabilitation of an affordable 124-unit apartment development to be located in Graniteville, South Carolina to be known as 82 Canal Street Lofts.
Bond Counsel: Samuel W. Howell, Howell Linkous & Nettles, LLC

- b. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$35,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2026
Allocation Needed: \$26,342,894 of 2024 ceiling allocation carry forward to be used
Name of Project: Appian Way Apartments
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition and rehabilitation of an affordable 204-unit apartment development to be located in Dorchester County, South Carolina to be known as Appian Way Apartments.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP

Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$26,342,894 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$8,657,106 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

c. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$6,572,400 Multifamily Housing Revenue Bonds, Series 2026
Allocation Needed: \$6,572,400 of 2024 ceiling allocation carry forward to be used
Name of Project: Berea Heights Villas
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition, construction, and rehabilitation of an affordable 72-unit apartment development to be located in Greenville, South Carolina to be known as Berea Heights Villas.
Bond Counsel: Samuel W. Howell, Howell Linkous & Nettles, LLC

d. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$15,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2026
Allocation Needed: \$13,000,000 of 2024 ceiling allocation carry forward to be used
Name of Project: Cherokee Landing Phase II
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition and construction of an affordable 108-unit apartment development to be located in Greenville County, South Carolina to be known as Cherokee Landing Phase II.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP

Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$13,000,000 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$2,000,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

e. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$23,500,000 Multifamily Housing Revenue Bonds, Series 2026
Allocation Needed: \$23,500,000 of 2024 ceiling allocation carry forward to be used
Name of Project: Church Hill Apartments
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition, construction, and rehabilitation of an affordable 166-unit apartment development to be located in Florence, South Carolina to be known as Church Hill

- Apartment.
- Bond Counsel: Samuel W. Howell, Howell Linkous & Nettles, LLC
- f. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$25,700,000 Multifamily Rental Housing Revenue Bonds, Series 2026
Allocation Needed: \$25,700,000 of 2024 ceiling allocation carry forward to be used
Name of Project: Fairview Gardens Apartments
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition, construction, and rehabilitation of an affordable 160-unit apartment development to be located in Anderson, South Carolina to be known as Fairview Gardens Apartments.
Bond Counsel: Ronald T. Scott, Haynsworth Sinkler Boyd, P.A.
- g. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$37,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2026
Allocation Needed: \$34,103,720 of 2024 ceiling allocation carry forward to be used
Name of Project: Palomino Estates Apartment Homes
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition and construction of an affordable 216-unit apartment development to be located in Richland County, South Carolina to be known as Palomino Estates Apartment Homes.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$34,103,720 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$2,896,280 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.
- h. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$37,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2026
Allocation Needed: \$34,050,004 of 2024 ceiling allocation carry forward to be used
Name of Project: Towne Park Apartment Homes
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition and construction of an affordable 216-unit apartment development to be located in Greenville County, South Carolina to be known as Towne Park Apartment Homes.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt

Bonds in an amount not to exceed \$34,050,004 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$2,949,996 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- i. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$17,500,000 Multifamily Housing Revenue Bonds or Notes, Series 2026
Allocation Needed: \$15,000,000 of 2024 ceiling allocation carry forward to be used
Name of Project: Village at Crabtree
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition and construction of an affordable 117-unit apartment development to be located in Horry County, South Carolina to be known as Village at Crabtree.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$15,000,000 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$2,500,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- j. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$5,249,893 Multifamily Housing Revenue Bonds, Series 2026
Allocation Needed: \$5,249,893 of 2024 ceiling allocation carry forward to be used
Name of Project: West Yard Lofts
Employment Impact: n/a
Project Description: finance a portion of the costs of the acquisition, construction, and rehabilitation of an affordable 60-unit apartment development to be located in North Charleston, South Carolina to be known as West Yard Lofts.
Bond Counsel: Samuel W. Howell, Howell Linkous & Nettles, LLC

- k. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$205,000,000 Mortgage Revenue Bonds, Series 2026A
Allocation Needed: \$205,000,000 of 2025 ceiling allocation carry forward to be used
Name of Project: Single Family Mortgage Revenue Bonds
Employment Impact: n/a
Project Description: Single Family Mortgage Revenue Bonds
Bond Counsel: Rion Foley, Burr & Forman LLP

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority adopted resolutions

approving the referenced proposals to issue revenue bonds for the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 15.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #16)

The next regular meeting of the State Fiscal Accountability Authority will be held at 9:30 a.m. on Tuesday, March 31, 2026, in Room 252, Edgar A. Brown Building.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority agreed to meet at 9:30 a.m. on Tuesday, March 31, 2026, in Room 252, Edgar A. Brown Building.

Information relating to this matter has been retained in these files and is identified as Exhibit 16.

Adjournment

The meeting was adjourned at 9:43 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on the bulletin board in the lobby of the Edgar A. Brown Office Building and near the Authority Secretary's Office at 1333 Main Street, Columbia, SC 29201 at 3:55 p.m. on Friday, February 6, 2026.]